WARRANTY DEED

Karen Johnson Davidson County
Batch# 580769 **DEEDWARR**
03/01/2021 01:13:27 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20210301-0025589

O-SB-PRE-20-2225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/03/2024
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER (S)
Kelley Shaye O'Rourke and Elijah Forster	**Freedom Mortgage Corporation**	
(NAME)	(NAME)	**072-11-3H-002.00-CO**
2225 Burns St	**907 Pleasant Valley Avenue, Suite 3**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Mt. Laurel, NJ 08054**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLA ROSE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLEY SHAYE O'ROURKE, UNMARRIED AND ELIJAH FORSTER, UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee. being Unit No B on the plan of Burns Street Homeowners Association, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants. Conditions and Restrictions of record in Instrument No. 20160926-0101395, in the Registers Office for Davidson County, Tennessee. reference to which is hereby made for a more complete description.

Being the same property conveyed to Ridgemont Homes LLC by Warranty deed from Willie L. Anderson and Kimberly Dawn Anderson, husband and wife of record in Instrument No. 20160512-0047487 Register's Office for Davidson County, Tennessee, dated May 02, 2016 and recorded on May 12, 2016. (Value of consideration shown in aforementioned deed $95,000.00.)

Being the same property conveyed to Ella Rose, LLC, a Florida limited liability company by Warranty deed from Ridgemont Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20170726-0075846 Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 26, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 66, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160926-0101395, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2225 Burns St, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever: and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24 DAY OF FEBRUARY, 2021.

Ella Rose, LLC, a Florida limited liability company

BY: _____
Chase Leatherwood
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chase Leatherwood, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of Ella Rose, LLC, a Florida limited liability company, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 24th day of February, 2021.

_____
Notary Public

My Commission Expires:

JUSTIN HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-20-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212