WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of April 2021.

Notary Public

MY COMMISSION EXPIRES: 10/12/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sky E. Dainty	New Owner	161 14 0B 119.00
(NAME)	(NAME)	
119 Highland Villa Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 626132 DEEDWARR
04/30/2021 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20210430-0058050

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 considerations, the receipt of which is hereby acknowledged, I **Matthew G. Ellis, married,** hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto Sky E. Dainty, an unmarried woman, hereinafter called the GRANTEE(S), and/or her assigns, a 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. 119 of Highland Villa Condominiums, its horizontal property regime having been established by the Master Deed recorded in Book 7278, Page 312, and amended in Book 7347, Page 717, Book 7352, Page 630, Book 7467, Page 850, Book 7470, Page 153 and Book 7600, Page 361, all in the Register's Office for Davidson County, Tennessee, reference to the plan thereof, Exhibit B to said Master Deed, being hereby made for full particulars.

Being the same property conveyed to Lisa L. Ellis, married by Warranty Deed from Erin N. Scensny, a single woman, dated 10/15/2013 and recorded 10/24/2013, of record in Instrument 201310240110946, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew G. Ellis, a tenancy by the entireties by Quit Claim Deed from Lisa L. Ellis, a tenancy by the entireties, dated 10/15/2013 and recorded 11/07/2013, of record in Instrument 201311070115451, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 119 Highland Villa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1165861
Warranty Deed TN

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), his/her/their 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), his/her/their 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.

Effective the 16 day of April 2021.

Matthew G. Ellis

Matthew G. Ellis

State of ARKANSAS
County of WASHINGTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Matthew G. Ellis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16 day of April, 2021.

Crystal A Phillips-Walker

Notary Public:
My Commission Expires: 01/25/2030

CRYSTAL A PHILLIPS-WALKER
Notary Public - Arkansas
Benton County
Commission # 12709885
My Commission Expires Jan 25, 2030

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

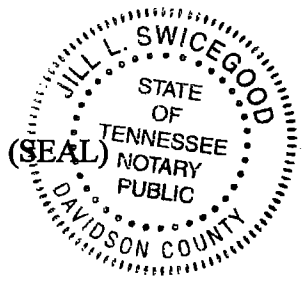
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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