Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0198

Karen Johnson Davidson County
Batch# 629791 DEEDWARR
05/05/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20210505-0060626

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 440,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2021

Notary Public

Commission Expires: 4/30/22

TIFFANY WHITTLE STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Esther Lynn Ellmore 1003 Calvert Street Nashville, TN 37216	New Owner 1003 Calvert St. Nashville, TN 37216	061-07-0-255.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

William L. Newman, unmarried and Caitlin R. Newman, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Esther Lynn Ellmore and Robert David William Ellmore, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 46, on the plan of I.C. McMahan's Subdivision of Maplewood Lands (erroneously referred to as J.C. McMahan's in Deeds in the Chain of Title), as shown on plat of record in Plat Book 547, Page 78, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to William L. Newman, III and Caitlin R. Newman, by Quitclaim Deed from Caitlin R. Newman, dated 2/22/2021 and recorded 3/18/2021 in Instrument No. 20210318-0035825; and being the same property previously conveyed to Caitlin R. Newman, by Quitclaim Deed from William L. Newman, III, Trustee of the Newman Trust, dated April 8, 2017, dated 2/20/2021 and recorded 2/23/2021 in Instrument No. 20210223-0022566; and being the same property previously conveyed to William L. Newman, III and Caitlin R. Newman, as Trustees of the Newman Trust, dated April 8, 2017, by Quitclaim Deed from William Newman, III (a/k/a William L. Newman III) and Caitlin Newman (a/k/a Caitlin R. Newman), dated 4/8/2017 and recorded 5/31/2017 in Instrument No. 20170531-0053703; and being the same property previously conveyed to William Newman, III and wife, Caitlin Newman by Warranty Deed from William Lee Newman, Jr. and wife, Synthia Newman, dated 9/29/2014 and recorded 10/1/2014 in Instrument No. 20141001-0090707; and being the same property previously conveyed to William Lee Newman, Jr., a single person, by Warranty Deed from Beth Corley, a single person, dated 5/30/2012 and recorded 6/1/2012 in Instrument No. 20120601-0047544, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1003 Calvert Street Nashville, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of May, 2021.

William L. Newman

Caitlin R. Newman

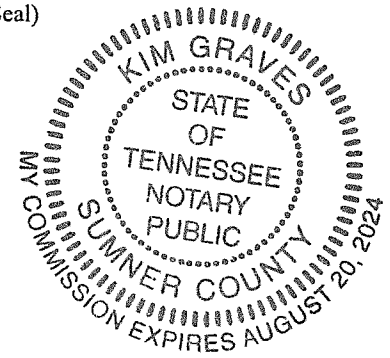
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William L. Newman and Caitlin R. Newman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 3rd day of May, 2021.

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)



Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024