WARRANTY DEED

Karen Johnson Davidson County
Batch# 641547 DEEDWARR
05/21/2021 09:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,289.45
20210521-0069141

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $348,500.00.

Idis Roxana Bell
AFFIANT

Subscribed and sworn to before me this the 18th day of May, 2021.

NOTARY PUBLIC

My commission expires: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 21-1098 BELL

(AFFIX SEAL)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Idis Roxana Bell and Terrence Arnell Bell	Citizens Savings Bank and Trust Co.	
(NAME)	(NAME)	
1112 Elkader Court South	1917 Heiman Street	150-03-0-370.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jessica Nicole Elliott, single woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Idis Roxana Bell and Terrence Arnell Bell, 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. 24 on the Plan of Section Nine, The Country of record in Plat Book 6900, Page 285 and 286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael R. Elliott a/k/a Michael Robert Elliott, a married man by Cash Deed for Tennessee deed from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20131126-0121305 Register's Office for Davidson County, Tennessee, dated November 25, 2013 and recorded on November 26, 2013.

Being the same property conveyed to Jessica Nicole Elliott, single woman by Quitclaim deed from Michael R. Elliott a/k/a Michael Robert Elliott of record in Instrument No. 20190319-0024924 Register's Office for Davidson County, Tennessee, dated March 12, 2019 and recorded on March 19, 2019..

DESIGNATED as Tax ID:

This is
unimproved ☐
improved ☒ property known as 1112 Elkader Court South, Nashville, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 hand this the 18th day of May, 2021.

Jessica Nicole Elliott

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, notary of the aforesaid county, **Jessica Nicole Elliott, single woman**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 18th day of May, 2021.

Notary Public

My Commission Expires:
3/25/2023

KRISTI McCOY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022