Karen Johnson Davidson County
Batch# 645060 DEEDWARR
05/27/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210527-0071651

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115691

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th day of May, 2021. NOTARY PUBLIC My commission expires:

RENE PORTER STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY MY COMMISSION EXPIRES 11-19-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37064

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Patricia Wheeler 5512 Vaught Drive Nashville, TN, 37209	Same address as new owner	103-02-0-177.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Thousand and 00/100 Dollars ($600,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COLIN ELLIS AND WIFE, KACY ELLIS**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AMY PATRICIA WHEELER, UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Richland Meadows, Section 5, of record in Book 2330, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Colin Ellis and Kacy Ellis, a married couple, from Music City Financial, LLC, a Texas limited liability company, by Warranty Deed dated October 30, 2020 and recorded November 13, 2020 in Instrument #20201113-0134173, said Register's Office.

Being the same property conveyed to Music City Financial, LLC a Texas limited liability company, from Shelva J. Smith and Thomas R. Polk, both unmarried, by Warranty Deed dated October 30, 2020 and recorded November 3, 2020 in Instrument #20201103-0128492.

Being the same property conveyed to Shelva J. Smith and Thomas R. Polk from Shelva Jean Smith by Quitclaim Deed dated August 18, 1998 and recorded January 22, 1999 in Book 11307, page 512, said Register's Office.

Being the same property conveyed to Shelva Jean Smith from Manous R. Bracey, III and

wife, Doreen G. Bracey by Deed of Correction dated September 8, 1973 and recorded August 8, 1973 in Book 4745, page 196, said Register's Office.

The address of the herein described property is believed to be 5512 Vaught Drive, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of May, 2021.

COLIN ELLIS

KACY ELLIS

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSO~~N Williamson SP

Personally appeared before me, a Notary Public, Colin Ellis and wife, Kacy Ellis, 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 seal, this the 14th day of May, 2021.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 06-27-2022

Notary Public

Jennifer L. Pennell
Printed Notary Name

My commission expires: _____

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022