Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3981

STATE OF ~~TENNESSEE~~ Hawaii
COUNTY OF ~~Williamson~~ Honolulu

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 17th day of June, 2021

Notary Public

Commission Expires: 6-14-2024

Cert attached

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Klien	1800 Century Park E. Ste. 1500 Los Angeles CA 90067 Brandon Klien	127-00-0-237-00

Karen Johnson Davidson County
Batch# 664587 DEEDWARR
06/24/2021 12:27:30 PM 3 pgs
Fees: $18.00 Taxes: $4,181.00
20210624-0085877

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,

Marty Ellis, an unmarried man and Marty Lee Ellis, Executor to the Estate of Deborah Buchanan Estate

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

Brandon Klein, trustee of the H&H Family Trust, dated May 28, 2021

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. 47 on the Plan of Section Two, Saddle Ridge of record in Plat Book 5200, Page (s) 366 and 367, 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 Marty Ellis, unmarried by Warranty Deed from Michael Brignardello and wife, Diane E. Brignardello of record in Book 9773, Page 228, Register's Office for Davidson County, Tennessee, dated August 22, 1995 and recorded on August 25, 1995.

Being the same property conveyed to Deborah Buchanan by Quitclaim Deed from Marty Ellis, unmarried and convey one-half (1/2) of my right of record in Book 9840, Page 786, Register's Office for Davidson County, Tennessee, dated October 25, 1995 and recorded on October 27, 1995. Deborah Buchanan a/k/a Deborah Faye Buchanan subsequently died testate on June 10, 2019, her Last Will & Testament having been admitted for probate under Docket No. 20P2115, in the 7th Circuit Court for Davidson County, Tennessee, Probate Division. Said Last Will & Testament names Marty Lee Ellis as sole beneficiary of the Estate of Deborah Faye Buchanan. Marty Lee Ellis also joins in the conveyance as Executor of the Estate of Deborah Faye Buchanan to convey any interest held by said Estate.

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: 7976 Saddle Ridge Trce, Nashville, TN 37221

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 used, 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 17th day of June, 2021.

Marty Ellis

Estate of Deborah Buchanan Estate

Marty Lee Ellis, Executor

STATE OF HI
COUNTY OF Honolulu

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

Witness my hand and official seal this 17th day of June, 2021.

RUBY M. PEA
NOTARY PUBLIC
No. 4
STATE OF HAWAII

Notary Public
My Commission Expires: 6-14-2024

Cert attached

(Notary Seal)

STATE OF HI
COUNTY OF Honolulu

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marty Lee Ellis, Executor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of June, 2021.

RUBY M. PEA
NOTARY PUBLIC
No. 4
STATE OF HAWAII

Notary Public
My Commission Expires: 6-14-2024

(Notary Seal)

Cert attached

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