Karen Johnson Davidson County
Batch# 684631 DEEDWARR
07/27/2021 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20210727-0100895

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Michelle West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael West & Michelle West	Michael West & Michelle West	Parcel ID: 018 07 0 036.00
(NAME) 403 Hitt Lane	(NAME) 191 Honeysuckle Drive	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven Edward Ellis, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael West and Michelle West, husband and wife**, 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. 63 on the Plan of Section 1 Connell Estate's, as of record in Book 2900, Page 15, Register's Office for said County.

Said Lot No. 63 fronts 96 feet on the Northerly side of Hitt Lane, said frontage being part of a curve having a radius of 530 feet, and extends back 189.1 feet on the Westerly line and 149.6 feet on the Easterly line to a dead line measuring 80 feet thereon.

Being the same property conveyed to Steven Edward Ellis, by Quitclaim Deed from Jerry Wayne Ellis, of record in Instrument No. 20080505-0045625, in the Register's Office of Davidson County, Tennessee, dated April 29, 2008 and recorded on May 5, 2008.

Being the same property conveyed to Steven Edward Ellis and Jerry Wayne Ellis, as tenants in common with the rights of survivorship, by Quitclaim Deed from Inez B. Ellis, a widow, of record in Instrument No. 20070209-0017231, in the Register's Office of Davidson County, Tennessee, dated February 9, 2007 and recorded on February 9, 2007.

Being the same property conveyed to Inez B. Ellis, by Quitclaim Deed from Sam P. Ellis, Jr., of record in Instrument No. 20051025-0128441, in the Register's Office of Davidson County, Tennessee, dated May 2, 2005 and recorded on October 25, 2005.

Being the same property conveyed to Sam P. Ellis, Jr. and wife, Inez B. Ellis, by Warranty Deed from Fran P. Tinnin and Wife Judi A. Tinnin, of record in Book 4312, Page 208, in the Register's Office of Davidson County, Tennessee, dated February 21, 1969 and recorded on February 24, 1969.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 403 Hitt Lane, Goodlettsville, TN 37072

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 our hands this 23rd day of July, 2021.

Steven Edward Ellis

STATE OF TENNESSE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Steven Edward Ellis, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of July, 2021.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

Certificate of Authenticity

I, **Doné Oglesby**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **July 23, 2021**.

Date

Affiant Signature

07/26/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **26th** day of **July**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY