Karen Johnson Davidson County
Batch# 685082 DEEDWARR
07/28/2021 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20210728-0101430

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $310,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 26th day of July, 2021.

NOTARY PUBLIC

My commission expires:

GAIL DORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Molly Ann Bond and Victor C. Bond, and Vicky C. Bond	Same as New Owner	026.05-0-043.00
(NAME)	(NAME)	
207 Fonning Drive		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Seta L. Ellis, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Molly Ann Bond and Victor C. Bond and Vicky C. Bond**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly one-half of Lot No. 15 and all of Lot No. 16 of Block A on the PLAN OF ROSCOE PLACE, as of record in Book 843, page 72, Register's Office for said County.

Said part of Lot No. 15 and all of Lot No. 16 front together 75 feet on the southerly side of Roscoe Street- and run back between parallel lines, with the westerly margin of Donald Avenue, 200 feet to a dead line.

Being the same property conveyed to Wesley P. Ellis and Seta L. Ellis, husband and wife by Warranty Deed from Gary Thomas Dickerson and Vickie Lynn Hicks and Earl M. Downs, III and Laurie Ann Ferrell, as joint tenants with survivorship obtaining and Rebecca D. Downs, Reserves for herself, a Life Estate, dated July 12, 2018 in Instrument No. 20180716-0068653, in the Register's Office for Davidson County, Tennessee.

The said Wesley P. Ellis having since died on or about October 20, 2020, leaving Seta L. Ellis as his surviving spouse and sole owner of said property.

This property is __unimproved _X_improved property known as: 117 Roscoe Street, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 26th day of July, 2021.

Seta L. Ellis

Seta L. Ellis

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 26th day of July, 2021.

Mary Birthright

Notary Public
My Commission Expires:



TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Krissy VanDover *(custodian's name)*, 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 7/26/21 *(date of document)*.

Krissy VanDover
Custodian's Signature

7/27/2021
date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 27th day of July, 2021.

Gail Dornan
Notary Public

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

MY COMMISSION EXPIRES: _____