Karen Johnson Davidson County
Batch# 703210 DEEDWARR
08/24/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00
20210824-0114020

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **730,000.00**.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3-17-2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Ellis	newowner	MAP
3800 Park Avenue		PARCEL 092-13-0-016.00
Nashville, TN 37209		
(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, **Gabriella Elizabeth DiCarlo and Allan Richard Sheahan, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Ellis and Alexandra Ellis, 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. 1 of Block No. 9 on the Plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Plat Book 57, Page (s) 160 and 161, in the Register's Office for said County.

Said Lot No.1 fronts 50 feet on the northerly side of Park Avenue, formerly First Avenue and runs back between parallel lines with the westerly margin of 38th Avenue, North, formerly "A" Street, 150 feet to an alley.

Being the same property conveyed to Gabriella Elizabeth DiCarlo and Allan Richard Sheahan by Warranty deed from Alpha One, LLC, a Tennessee limited liability company of record in Instrument No. 20140605-0048762 Register's Office for Davidson County, Tennessee, dated May 28, 2014 and recorded on June 05, 2014. (

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3800 Park Avenue, Nashville, TN 37209.**

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 hand(s) this the 23rd day of August, 2021.

Gabriella Elizabeth DiCarlo by Christie Wilson, atty in fact

Gabriella Elizabeth DiCarlo by Christie Wilson, Attorney in Fact

Allan Sheahan by Christie Wilson, atty in fact

Allan Sheahan by Christie Wilson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christie Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Gabriella Elizabeth DiCarlo**, as her Attorney in Fact, as the free act and deed of the within named **Gabriella Elizabeth DiCarlo**.

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

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Christie Wilson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Allan Sheahan**, as his Attorney in Fact, as the free act and deed of the within named **Allan Sheahan**.

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

My Commission expires 1-8-24

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, A Scott Hubbard, 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 8/23/21.

Date

A Scott Hubbard

Affiant Signature

8/23/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23rd day of Aug, 20 21.

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____

Date

Notary's Seal (if on paper)