Karen Johnson Davidson County
Batch# 707048 DEEDWARR
08/30/2021 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $1,272.80
20210830-0116652

Name and Address of New Owner:
Christa E. Ellis
6004 Monroe Crossing
Antioch, TN 37013

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

This Instrument Prepared By:
AMP Title, LLC
3010 Caldwell Road, #204
Ashland City, TN 37015

Map & Parcel No: 164-13-0-137.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Janet M. Dupree, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christa E. Ellis, a married woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Asheford Crossing, Section Three, of record in Plat Book 9700, Page 545, 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 Janet M. Dupree by Quitclaim deed from Ronald P. Hisey of record in Instrument No. 20170130-0009686 Register's Office for Davidson County, Tennessee, dated January 23, 2017 and recorded on January 30, 2017.
>
> Being known as 6004 Monroe Crossing, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that she is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2021.

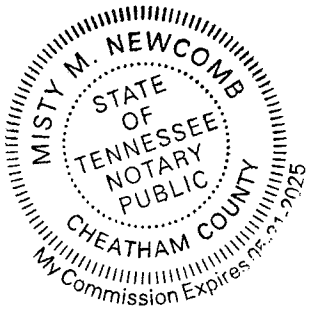
Janet M. Dupree

STATE OF TENNESSEE
COUNTY OF Williamson

On this 27th day of August, 2021, before me personally appeared Janet M. Dupree, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand this 27th day of August, 2021.

Notary Signature
My commission expires:_____



AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $344,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public
My commission expires:
File No. 2021-1034

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 05-21-2025

Tennessee Certification of Electronic Document

I, Misty M Newcomb, 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 August 27 2021 (date of document).

Affiant Signature

August 27, 2021
Date

State of Tennessee
County of Cheatham

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

Notary's Signature

MY COMMISSION EXPIRES: 12/11/2022

NOTARY'S SEAL

