Karen Johnson Davidson County
Batch# 714853 DEEDWARR
09/13/2021 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $576.83
20210913-0122370

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

05-NSH21-02564

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dartanion A. McGee 238 Ellington Place Madison, TN 37115	DARTANION MCGEE 3775 STRADFORD TER CLARKSVILLE, TN 37040	051 10 0B 063.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Julie A. Steele, A Single Woman** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dartanion A. McGee, A Single Man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land situated in Davidson County, Tennessee, being a certain condominium apartment described as follows: Unit 238 in a Horizontal Property Regime, which is located on the Plan of Ellington Place Condominium, a plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee. Said condominium apartments are conveyed together with all appurtenant ownership in the common elements and limited common elements of Ellington Place Condominium, as set out in the Master Deed.
>
> Being the same property conveyed to Julie A. Steele unmarried, by Warranty Deed from David A. Byrd, of record in Instrument No. 20010305-0020100, in the Register's Office of Davidson County, Tennessee, dated February 22, 2001 and recorded on March 05, 2001.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 238 Ellington Place, Madison, TN 37115

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, successors and assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 31st day of August, 2021

Julie A. Steele

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 31st day of August, 2021, before me personally appeared **Julie A. Steele**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/21/2022

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03/21/2022

TRUE COPY CERTIFICATION

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

I, Rini Farrell, 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 31st of August, 2021.

Custodian's Signature — 08/31/2021 date

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 31st day of August, 2021.

Notary Public

MY COMMISSION EXPIRES: 08/21/2023

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023