Karen Johnson Davidson County
Batch# 760502 DEEDWARR
11/24/2021 11:14:30 AM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20211124-0156074

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2021. Elizabeth J Barnes Notary Public MY COMMISSION EXPIRES: 12-18-22 (AFFIX SEAL)

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nicolas D. Tempels and Emily G. Tempels, husband and wife 4303 A Dale Ave Nashville, TN 37204	Same	131-08-0P-001-00

For and in consideration of the sum of Ten AND NO/100 Dollars ($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, **Ryan James Ellis, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Nicolas D. Tempels and Emily G. Tempels, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, 4303 DALE AVENUE COTTAGES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150421-0035339, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan James Ellis, unmarried by Warranty Deed from Stephen Church, Trustee of the 8GCO Revocable Living Trust U/A/D July 21, 2014, dated 04/18/2016 and recorded 04/19/2016, of record in Instrument 201604190037891, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 4303 A Dale Ave, Nashville, TN 37204

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.

KAITLYN MARIE ROSE ELLIS, WIFE OF RYAN JAMES ELLIS, HEREBY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHT, TITLE AND INTEREST SHE MAY HAVE IN THE SUBJECT PROPERTY BY REASON OF HER MARITAL STATUS OR OTHERWISE.

Witness my/our hand(s) this the ~~18th~~ 15th day of November, 2021.

Ryan James Ellis

Kaitlyn Marie Rose Ellis

Kaitlyn Marie Rose Ellis

STATE OF NEW JERSEY

COUNTY OF Camden

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ryan James Ellis and Kaitlyn Marie Rose Ellis with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 15th of November, 2021.

Tracy Stephens

Notary Public

My Commission Expires: 06-11-2025

(SEAL)

TRACY STEPHENS
Notary Public - State of New Jersey
My Commission Expires Jun 11, 2025

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 November 18, 2021.

J. Carlton Drumwright

November 18, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on November 18, 2021.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY