Karen Johnson Davidson County
Batch# 763437 DEEDWARR
11/30/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20211130-0158091

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,700,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF November 2021. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P21-31212	

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Holly Furman and Todd Ellis	New owner	
421 Ellendale Avenue	4000 Hillsboro Pike	11611000600
Nashville, TN 37205	Nashville, TN 37215	
(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, WE, **Geoffrey David Farrar and wife, Mary-Katharine Holland Dunn,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Holly Furman and Todd Ellis, joint tenants (without survivorship),**

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 the 7th District of Davidson County, Tennessee, in the City of Belle Meade, being Lot No. 10 of Block B , on the Plan of the Subdivision of the Malone Property, Honeywood, not of record.

According to a blue print of said plan made by W. B. Southgate, Surveyor, said Lot No. 10 fronts 184 feet on the westerly side of Ellendale Avenue and runs back 250 feet on the northerly line and 198 feet on the southerly line, to a dead line, measuring 136 1/2 feet thereon.

Being the same property conveyed to Geoffrey David Farrar and Mary-Katharine Holland Dunn, husband and wife, by Warranty deed from Toni W. Heller, married, of record in Instrument No. 20190215-0014131, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and paid by Grantor; (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 IMPROVED property known as **421 Ellendale Avenue, Nashville, TN 37205.**

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 hands this _____ day of November, 2021.

Geoffrey David Farrar

Mary-Katharine Holland Dunn by R. L. Moore, 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 **Geoffrey David Farrar,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17 day of November, 2021.

My Commission expires: 1-6-25

Notary Public

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the with named **R. L. Moore,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Mary-Katharine Holland Dunn**, as her Attorney in Fact, as the free act and deed of the within named **Mary-Katharine Holland Dunn.**

Witness my hand and official seal this the _____ day of November, 2021.

My Commission expires: 1-6-25

Notary Public

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **11/17/2021** (date of document).

Affiant Signature

11/17/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **November**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

