THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 784653 DEEDWARR
01/05/2022 09:09:04 AM 3 pgs
Fees: $18.00 Taxes: $662.30
20220105-0001648

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
James L. Elliott, Jr. 2502 Shadow Lane Nashville, TN 37216	SAME	073-0-0-011.00

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SEVENTY-NINE THOUSAND AND 00/00 DOLLARS ($179,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, PAMELA E. LEE, a resident of the state of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto JAMES L. ELLIOTT, JR., a resident of the State of Tennessee ("Grantee"), his heirs, successors and assigns, her one-half undivided interest in and to that certain real property located in Davidson County, Tennessee, being more particularly described below (the "Subject Property").

LAND in Davidson County, Tennessee, being Lot(s) 89, as shown on the map entitled Gibson Heights, of record in Book 1835, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

BEING the same property conveyed to JAMES L. ELLIOTT AND WIFE, THELMA E. ELLIOTT, by deed from WILLIAM F. WAHL AND WIFE, HAZEL M. WAHL, of record in Book 3571, page 87, dated June 1, 1963, said Register's Office. Said JAMES L. ELLIOTT having since died leaving THELMA E. ELLIOTT as surviving tenant by the entirety.

FURTHER BEING the same property conveyed to JAMES L. ELLIOTT, JR. AND PAMELA E. LEE, by deed from THELMA E. ELLIOTT, of record in Instrument No. 20060803-0094419, dated July 2, 2006, said Register's Office.

FURTHER BEING the same property conveyed to THELMA E. ELLIOTT, by quitclaim deed from JAMES L. ELLIOTT, JR. AND PAMELA E. LEE, of record in Instrument No. 20130110-0003474, dated

December 21, 2012 said Register's Office. THELMA E. ELLIOTT having since died testate on or about April 7, 2021.Pursuant to the terms of the will of record in Docket No. 21P901 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, a certified copy of which is of record in Instrument No. 20211122-0154558, Register's Office for Davidson County, Tennessee, said property is to be administered as part of the probate estate under the control of the Executor.

FURTHER BEING the same property conveyed to PAMELA E. LEE and JAMES L. ELLIOTT, JR., by quitclaim deed from DAVID A LEE, EXECUTOR OF THE ESTATE OF THELMA E. ELLIOTT, of record as Instrument No. _____, dated December 17, 2021, said Register's Office.

The Subject Property is improved property commonly known as 2502 Shadow Lane, Nashville, Tennessee 37216. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, his heirs, successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set its signature, this 17th day of December, 2021.

GRANTOR:

Pamela E. Lee

PAMELA E. LEE

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared PAMELA E. LEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 17 day of December, 2021.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 10-21-2025

Notary Public

My Commission Expires: 10/21/25

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Seventy-Nine Thousand and 00/100 Dollars ($179,000.00).

AFFIANT

Sworn to and subscribed before me, this 17th day of December, 2021.

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER