Karen Johnson Davidson County
Batch# 797825 DEEDWARR
01/31/2022 02:31:13 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20220131-0011109

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS
~~$288,000.00~~ $285,000.00

Dawn Martin
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of January, 2022.

Brian D. Mitchell
NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY ~~& RETURN TO~~:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sherin Tahmasbi	new owner	160-14-0B-135-00
(NAME)	(NAME)	
5839 Brentwood Trace	1914 New Bristol Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37027	

Warranty Deed

For and in Consideration of the sum of $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 **Carmon Nicole Ellis, an unmarried woman anc Roy Todd Ellis, an unmarried man, each owning a one-half (1/2) undivided interest as tenants in common,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sherin F. Tahmasbi, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY UNIT NO. 5839 IN BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF BRENTWOOD TRACE CONDOMINIUMS, RECORDED IN BOOK 5200, PAGE 219, AS REVISED IN BOOK 5200, PAGE 230, AND BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5524, PAGE 415, AMENDED IN BOOK 5545, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE . THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS APPENDED THERETO, RECORDED IN BOOK 5524, PAGE 415, REGISTER'S OFFICE FOR SAID COUNTY, AMENDMENT TO MASTER DEED IN BOOK 5524, PAGE 510, AND AMENDMENT TO BY-LAWS IN BOOK 5537, PAGE 988, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

Being the same property conveyed to Ronnie Ellis by Warranty Deed from Liju John Varghese, married of record as Instrument No. 20150102-0000287 in the Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 2, 2015. The said Ronnie Earnest Ellis has since departed this life on September 26, 2020, whereas an estate was administered for Ronnie Earnest Ellis as Docket No. 20P1930 in the Probate Court for Davidson County, Tennessee. Where title was vested in the heirs at law, Carmon Nicole Ellis and Roy Todd Ellis, each owning a one-half (1/2) undivided interest as tenants in common.

This property is __unimproved _X_improved property known as: 5839 Brentwood Trace, Brentwood, TN 37027.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File: T-PR-21-5889

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the awful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 24th day of January, 2022.

Carmon Nicole Ellis

Roy Todd Ellis by Carmon Nicole Ellis his attorney-in-fact

Roy Todd Ellis by Carmon Nicole Ellis
his attorney-in-fact

STATE OF ~~TENNESSEE~~ AL
COUNTY OF ~~WILSON~~ MADISON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carmon Nicole Ellis, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of January, 2022.

Deborah Citrano
Notary Public
My Commission Expires: 5-12-25

STATE OF ~~TENNESSEE~~ AL
COUNTY OF ~~WILSON~~ MADISON

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Carmon Nicole Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Roy Todd Ellis and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20220131-0011108 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 24th day of January, 2022.

Deborah Citrano
Notary Public
My commission expires: 5-12-25

Deborah Citrano
Notary Public, Alabama State At Large
My Commission Expires May 12, 2025