Karen Johnson Davidson County
Batch# 801581 DEEDWARR
02/08/2022 08:28:23 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20220208-0014147

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value wh... for this transfer is **$230,000.00**

Subscribed and sworn to before me this 3rd day of February, 2022.

Notary Public **Affiant**

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Ellis Real Estate, LLC c/o Colin Ellis 705 Thurrock Cir. Brentwood, TN 37027-1504	Same as New Owner.	052-03-0-095.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DEBORAH RENE WILLIAMS AS TRUSTEE OF THE GARLAND LOOPER LIVING TRUST - 2008,** has this day bargained and sold, and does hereby transfer and convey unto the said **ELLIS REAL ESTATE, LLC, a TENNESSEE LIMITED LIABILITY COMPANY**, the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "B" on the unrecorded Map of Homeacres, in the Eleventh Civil District, and described according to a survey made by Blanchard & Parrish, Engineers, as follows:

Beginning at a point in the Easterly margin of Kinsey Road at the corner of Lots 9 and 10; thence with the line between said lots Easterly 262.6 feet to a point; thence Northerly 100 feet to a corner of Lot 11; thence with the line between Lots 10 and 11, Westerly 260.2 feet to the East margin of Kinsey Road; thence with the margin of the same Southerly 100 feet to the point of beginning.

Being the same property conveyed to Garland Looper, unmarried by deed from Annie Mae Kizer, widow, by and through Michael Joe Kizer, Attorney-in-fact of record in Instrument No. 20031218-0180439 Register's Office for Davidson County, Tennessee, dated December 17, 2003 and recorded on December 18, 2003. (Value of consideration shown in aforementioned deed $60,000.00.)

Being the same property further conveyed to Garland Looper as Trustee of the Garland Looper Living Trust - 2008 by deed from Garland Looper, unmarried of record in Instrument No. 20081017-0104778 Register's Office for Davidson County, Tennessee, dated October 13, 2008 and recorded on October 17, 2008. (Value of consideration shown in aforementioned deed $0.00.) The said Garland Looper is now deceased and Deborah Rene Williams is appointed Successor Trustee pursuant to the terms of the Trust Agreement.

Being also known as 625 Kinsey Blvd. Madison, Tennessee 37115.
This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 2nd day of February, 2022.

Deborah Rene Williams Trustee

DEBORAH RENE WILLIAMS, TRUSTEE OF THE GARLAND LOOPER LIVING TRUST - 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright**, a Notary Public in and for said County and State, **DEBORAH RENE WILLIAMS, TRUSTEE OF THE GARLAND LOOPER LIVING TRUST - 2008**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of February, 2022.

NOTARY PUBLIC

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 2023