# WARRANTY DEED

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 05-05-2025
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022010015

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| CLS Rental Properties LLC | CLS Rental Properties LLC | |
| (NAME) P.O. Box 325 | (NAME) Same as new owner | 081-06-0-112.00 |
| (ADDRESS) Madison, TN 37115 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED SEVENTY-SIX THOUSAND AND NO/100 Dollars ($276,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILBUR ELLISON AND JOYCENE ELLISON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLS RENTAL PROPERTIES LLC**, 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 Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Cumberland Gardens Section Five, of record in Plat Book 3300, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to WILBUR ELLISON AND WIFE, ~~JOYCENE~~ Joylene ELLISON, by deed from HARRIET R. CLARK. CO-EXECUTOR AND GARY L. BROOKS. CO-EXECUTOR FOR THE ESTATE OF SUSANNE L. DOTSON, of record in Instrument No. 20100223-0013660, dated February 19, 2010, said Register's Office. See also Instrument No. 20161220-0133328, Instrument No. 20170330-0030916 and Decree for Redemption in Instrument No. 20171108-0114815, said Register's Office.**

unimproved ☐
This is improved ☒ property, known as 2600 Jenkins St., Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Karen Johnson Davidson County
Batch# 808654 DEEDWARR
02/18/2022 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.20
20220218-0019430

Executed by my hand this 26th of January, 2022.

Wilbur Ellison

Joycene Ellison

STATE OF Tennessee

County OF Davidson

Before me, Andre Johnson, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Wilbur Ellison and Joycene Ellison personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th of January, 2022.

Notary Public

My Commission Expires: 05-05-2025

(SEAL)

ANDRE JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Please return to**
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

## Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an 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 01/28/22

Name: **Maxine Rucker**
Title: **Closing Agent**
Date: 02/09/2022
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on 02/9/2022

Notary Public: _____
**Jennifer Chandler-Cole**

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/6/2023