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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 220239485**<br><br>Karen Johnson Davidson County<br>Batch# 811076 **DEEDWARR**<br>02/24/2022 12:08:52 PM 2 pgs<br>Fees: $13.00 Taxes: $17,297.50<br>20220224-0021204 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $4,675,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 23rd day of February, 2022.<br><br>Notary Public<br>My Commission Expires: |

ASHLEY SCHAD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

## WARRANTY DEED

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| Address New Owner:<br>Michael Ellis and Amy T. Ellis<br>6129 Hillsboro Pike<br>Nashville TN 37215 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>144 00 0 011.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **6129 Hillsboro, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Ellis and Amy T. Ellis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Trickett Subdivision, of record in Plat Book 8250, page 416, corrected in Book 9661, page 688, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to 6129 Hillsboro, LLC, a Tennessee limited liability company, by Warranty Deed from Holly A. Williams and Christopher G. Coleman, wife and husband, of record in Instrument No. 20190516-0046067, in the Register's Office of Davidson County, Tennessee, dated May 09, 2019 and recorded on May 16, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Trickett Subdivision, as recorded in Plat Book 8250, Page(s) 416; as Correction recorded in Book 9661, Page 688.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2542, Page 25.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 8131, Page 867.

This is improved property located at 6129 Hillsboro Pike Nashville TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 23rd day of February, 2022.

6129 Hillsboro, LLC, a Tennessee limited liability company

By: _____
Edward E. Sawyer, Managing Member

STATE OF Florida
COUNTY OF Miami Dade

Before me, the undersigned, of the State and County aforesaid, personally appeared Edward E. Sawyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member (or other officer authorized to execute the instrument) of 6129 Hillsboro, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such managing member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid managing member

Witness my hand and official seal, at office in Nashville, Tennessee, this 23rd day of February, 2022.

Luis M Mendoza
_____
Notary Public

Notary Public State of Florida
Luis M. Mendoza
My Commission GG 956569
Expires 02/09/2024