This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15798-AP

Karen Johnson Davidson County
Batch# 813017 **DEEDWARR**
03/01/2022 12:06:05 PM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20220301-0023172

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $380,000.00.

Kirsten Virden
Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Subscribed and sworn to before me, this the 25th day of February, 2022.

Rachel Marie Collins
Notary Public
My Commission Expires: 3-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sarah Gibran Vassall, Roark Allen Beazley Marks David G. Vassall 601 Anderson Lane Madison, TN 37115	FirstBank Mortgage 722 Columbia Avenue Attn: Mortgage Department Franklin, TN 37064	043-06-0-118

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Sjhira Aubree Gellineau-Ellzey and Wilton K. Ellzey, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Sarah Gibran Vassall, an unmarried woman, Roark Allen Beazley Marks, an unmarried man, and David G. Vassall, a married man as** right of survivorship, hereinafter called the Grantee(s), his/her/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 all of Lot No. 42, Section Two, Farview, according to survey and plat of same appearing of record in Book 3600, page 6, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Sjhira Aubree Gellineau-Ellzey and Wilton K. Ellzey, wife and husband by Warranty Deed from Heather Patterson Amarantes, individually and as personal representative of the Estate of Richard H. Patterson, dated May 23, 2017, recorded June 7, 2017, of record in Instrument No. 20170607-0057094, Register's Office for Davidson County, Tennessee. See also Affidavit of Heirship of record in Instrument No. 20170607-0057093, said Register's Office.

This is improved property located at: **601 Anderson Lane, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of February, 2022.

GRANTOR:

Sjhira Aubree Gellineau-Ellzey

Wilton K. Ellzey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sjhira Aubree Gellineau-Ellzey and Wilton K. Ellzey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of February, 2022.

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public
My Commission expires: 3/3/2025