WARRANTY DEED

Karen Johnson Davidson County
Batch# 820156 DEEDWARR
03/11/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20220311-0028446

BS-TRA-22-1514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER(S)
Jessica Pearson **Whitaker Elledge and Hillary Johnson**	**New Owner**	
(NAME) **1514 Ordway Pl.**	(NAME) 1514 Ordway Place	**083-10-0-009.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA PEARSON, AN UNMARRIED WOMAN AND WHITAKER ELLEDGE AND HILLARY JOHNSON, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Plat Book 57, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 112 fronts 50 feet on the southerly side of Ordway Place, formerly Grove Street, and runs Back 113 feet on the East line and 114.9 feet on the West line to the alley

Being the same property conveyed to Ramona B. Walker, unmarried by Warranty deed from Nancy W. Fisher and husband Gerald T. Fisher of record in Book 6001, page 492, Register's Office for Davidson County, Tennessee, dated January 29, 1983 and recorded on February 02, 1983.

Being the same property conveyed to Howard B. Muldrow and wife Ramona B. Walker Muldrow by Quit Claim deed from Robert L. Smith, as trustee, of record in Book 7015, page 484, Register's Office for Davidson County, Tennessee, dated October 21, 1986 and recorded on October 21, 1986.

Being the same property conveyed to Gerald T. Fisher by Quit Claim deed from Howard Muldrow and wife, Ramona B. Walker Muldrow of record in Book 8448, page 181, Register's Office for Davidson County, Tennessee, dated September 19, 1991 and recorded on September 23, 1991.

Being the same property conveyed to Revision Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Gerald T. Fisher and Nancy W. Fisher, husband and wife of record in Instrument No. 20211011-0136396 Register's Office for Davidson County, Tennessee, dated October 06, 2021 and recorded on October 11, 2021.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 66, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1514 Ordway Pl., Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 1 DAY OF MARCH, 2022.

Revision Homes, LLC, a Tennessee Limited Liability Company

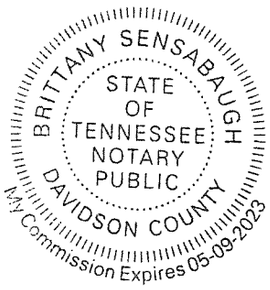
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of REVISION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, do hereby make 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 **March 1, 2022**.

Affiant Signature

March 1, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

1st day of **March**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

