Karen Johnson Davidson County
Batch# 835789 DEEDWARR
04/06/2022 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220406-0040101

Warranty Deed

KRISTIAN BOOTH
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 02, 2024
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2022.

Notary Public

My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeremy Leggo Christie Leggo	Accopia LLC New Owner(s)	051-10-01-006.00-CO
1503 Turner Street	306 Northcreek Blvd Suite 100	
Old Hickory, TN 37138	Goodlettsville, TN 37072	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ELLINGTON GROUP, G.P., A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEREMY LEGGO AND CHRISTIE LEGGO, A MARRIED COUPLE**, 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: JL-CL

Land in Davidson County, Tennessee, being Unit 6, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Ellington Crossing Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190104-0001080, First Amendment in Instrument No. 20190108-0002096, Second Amendment in Instrument No. 20210111-0004563 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ellington Group, GP by Warranty deed from Briarville Partners, GP, a Tennessee General Partnership of record in Instrument No. 20170125-0007944 Register's Office for Davidson County, Tennessee, dated January 24, 2017 and recorded on January 25, 2017.

Being a portion of the same property conveyed to Ellington Group, GP, a Tennessee General Partnership by Warranty deed from Cyan Properties L.L.C., a Tennessee Limited Liability Company of record in Instrument No. 20170823-0086517 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 23, 2017.

Being a portion of the same property conveyed to Ellington Group, GP, a Tennessee General Partnership by Quitclaim deed from Ellington Group, GP, a Tennessee General Partnership of record in Instrument No. 20181101-0108554 Register's Office for Davidson County, Tennessee, dated October 29, 2018 and recorded on November 01, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 500 Creative Way Unit #7, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of March, 2022.

Ellington Group, G.P.

By: _____
Tom Muhsin, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tom Muhsin, General Partner, 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 General Partner of Ellington Group, G.P., a Tennessee General Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 26th day of March, 2022.

_____
Notary Public

My Commission Expires: 9-2-24



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 03/31/2022 ____ (date of document).

Affiant Signature

03/31/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 31 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL