Karen Johnson Davidson County
Batch# 840470 DEEDWARR
04/18/2022 11:09:17 AM 2 pgs
Fees: $13.00 Taxes: $2,064.60
20220418-0044159

| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **558,000.00**.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/08/2022**<br><br>Notary Public<br>MY COMMISSION EXPIRES: 8/19/23<br>(AFFIX SEAL) |
|---|---|

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #22-4374

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>**Landon C. Rios and Mahailey C. Rios** | SEND TAX BILLS TO:<br>**NBKC Bank** | MAP-PARCEL NUMBERS<br>**086-130A-089-00** |
|---|---|---|
| (NAME)<br>**5036 Sunflower Lane** | (NAME)<br>**8320 Ward Parkway** | |
| (ADDRESS)<br>**Nashville, TN, 37076** | (ADDRESS)<br>**Kansas City, MO 64114** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Alexandra A. Ellis and Joel S. Ellis, wife and husband,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Landon C. Rios and Mahailey C. Rios, husband and wife,** 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 Lot No. 89 on the Final Subdivision Plat Magnolia Farms, Phase 1, Section 2, of record in Instrument No. 20190318-0024391, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexandra A. Ellis and Joel S. Ellis, wife and husband by Deed dated September 17, 2019 from Beazer Homes, LLC, a Delaware Limited Liability Company, recorded September 27, 2019, in Instrument Number 20190927-0098414, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5036 Sunflower Lane, Nashville, TN 37076**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **8th** day of **April, 2022.**

Joel S. Ellis

Alexandra A. Ellis

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Joel S. Ellis and Alexandra A. Ellis,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **8th** day of **April, 2022.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY