WARRANTY DEED

Karen Johnson Davidson County
Batch# 850066 DEEDWARR
05/03/2022 12:22:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220503-0051333

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF April, 2022

Notary Public

MY COMMISSION EXPIRES: 4-13-26

(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2026

MST 2022-0533

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carlyle Thornton and Angela Ellis Thornton	PennyMac Loan Services, LLC	091-16-0D-001.00-CO
(NAME)	(NAME)	
4009A Nevada Avenue	PO Box 30597	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Los Angeles, CA 90030	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Term, Inc.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carlyle Thornton, unmarried and Angela Ellis Thornton, unmarried, as tenants in common,** HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 1 of Nevada Park Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231-0124121, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Nevada Park Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration. The plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-124121, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a pat hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Martin Lloyd Elliott and Toni E. Elliott, husband and wife by Warranty deed from Richard Ice Group, Inc., a Tennessee Corporation of record in Instrument No. 20090202-0008537 Register's Office for Davidson County, Tennessee, dated Janaruy26, 2009 and recorded on February 02, 2009 and Scrivener' s Affidavit recorded on June 24, 2009 in Instrument No. 20090624-0058859.

Being the same property conveyed to Term, Inc. by Quitclaim deed from Martin Lloyd Elliott and Toni E. Elliott, husband and wife of record in Instrument No. 20190529-0050412 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on May 29, 2019.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2, Page (s) 74 and 78, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20081231-0124121, Register's Office for Davidson County, Tennessee. Charter of record in Instrument Number 20090121-0005124, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 4009A Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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. 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 22nd DAY OF April, 2022.

Term, Inc.

BY: Martin L. Elliott

Martin L. Elliott, President

By: Toni N. Elliott

Toni N. Elliott, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Martin L. Elliott, President and Toni N. Elliott, Secretary, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of their own knowledge, and who, upon oath, acknowledged himself/herself to be the President and Secretary of the maker, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of April, 2022.

Notary Public

My commission expires: 11-20-2023

ANGELA GORDON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(SEAL)

True Copy Certification

I, Yvette Meldrum, 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 April 22, 2022.

Signature
April 22, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this April 22, 2022.

Notary's Signature

My Commission Expires: 4-13-25

