THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 853144 DEEDWARR
05/10/2022 11:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,369.00
20220510-0053333

ADDRESS NEW OWNER
Joseph Freeman
5266 Ashland City Highway
Nashville, TN 37218

SEND TAX BILLS TO
Same as new owner

MAP/PARCEL
067-00-0-012.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **EMILY HURST, HEIR AT LAW FOR THE ESTATE OF CHARLES W. ELLIS** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JOSEPH FREEMAN, UNMARRIED** ("Grantee" herein), his successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, Surveyor, November 2, 1961, as follows:

Beginning at an iron pin on the north side of Hydes Ferry Pike or State Highway 12, said iron pin being at the southwest corner of the property conveyed to Eckhardt; by deed of record in Book 2745, page 635, Register's Office for Davidson County, Tennessee as shown in said survey; thence along the north side of said Hydes Ferry Pike or State Highway 12, South 63 deg. 00 min. West 121 feet to an iron pin; thence North 18 deg. 35 min. West 349.7 feet, a hackberry at fence corner; thence North 65 deg. 30 min. East 241.7 feet to an iron pin at fence corner; thence South 19 deg. 15 min. East 228.5 feet to an iron pin in the fence, the northeast corner of the Eckhardt Property; thence with Eckhardt northline, South 63 deg. 00 min. West 126 feet to an iron pin in root of Hackberry; thence South 19 deg. 15 min. East 110 feet to the point of beginning, and containing 1.60 acres.

Included in the above described tract of land but specifically excluded therefrom is that certain tract or parcel of land conveyed to the State of Tennessee for highway purposes of record in Book 9536, page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WILLIAM L. ELLIS, by deed from JAMES D. MCDONALD AND WIFE, CAROLYN J. MCDONALD, of record in Book 4864, page 303, dated November 28, 1968, said Register's Office.

Further being the same property conveyed to WILLIAM L. ELLIS, by quitclaim deed from IVA MAI ELLIS, of record in Book 6855, page 862, dated May 12, 1986, said Register's Office,

Further being the same property conveyed to CHARLES WILLIAM ELLIS, KENNETH WAYNE ELLIS AND MIKE ELLIS AND AS TO A LIFE ESTATE FOR WILLIAM LEON ELLIS AND FRANCES DIANE ELLIS by quitclaim deed from SAM WALLACE, SR., TRUSTEE of record in Book 9128, page 842 dated August 31, 1993, said Register's Office. WILLIAM LEON ELLIS having since died extinguishing his life estate.

Further being the same property conveyed to CHARLES WILLIAM ELLIS, KENNETH WAYNE ELLIS AND MIKE ELLIS, by quitclaim deed from FRANCES DIANE ELLIS, of record in Book 9832, page 528, dated May 24, 1995, said Register's Office, See also Scrivener's Affidavit in Instrument No. 20120928-0088807, said Register's Office.

Further being the same property conveyed to CHARLES WILLIAM ELLIS, by quitclaim deed from KENNETH WAYNE ELLIS AND MIKE DUNN ELLIS, of record in Book 9837, page 445, dated October 20, 1995, said Register's Office, CHARLES WILLIAM ELLIS having since died intestate on or about November 6, 2021, Also see Afffidavit of Heirship in 20220510-0053332, said Register's Office. See also Scrivener's Affidavit in Instrument No. 20120928-0088807, said Register's Office.

This is improved property known as: 5266 Ashland City Highway, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2022 real property taxes and any easements, covenants and restrictions of record.

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, the GRANTOR has hereunto set his hands as of this 27 day of April, 2022.

EMILY HURST, HEIR AT LAW FOR THE ESTATE OF CHARLES W. ELLIS

STATE OF TENNESSEE)
COUNTY OF KNOX)

Before me, SARENA NORTHERN, a Notary Public of the State and County aforesaid, personally appeared EMILY HURST, **HEIR AT LAW FOR THE ESTATE OF CHARLES W. ELLIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 27th day of April, 2022.

Notary Public

SARENA NORTHERN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY My Commission Expires 08-29-2023

My Commission Expires: 8/29/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$370,000.00**

Sworn to and subscribed before me this 28 day of April, 2022.

Notary Public

My Commission Expires: 1/11/26

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Paul Saper, 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 4/27/22 (date of document).

Affiant Signature

5/2/22
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 2nd day of May, 2022.

Melissa D. Harris
Notary's Signature

MY COMMISSION EXPIRES: 11/08/2022

NOTARY'S SEAL

