Karen Johnson Davidson County
Batch# 881481 DEEDWARR
06/29/2022 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $799.20
20220629-0075618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $216,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 06/23/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES October 21, 2024

MELINDA C. BOURDO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 10/21/2024 DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3771

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Terrance Adams		051-10-0B-009-00
159 Ellington Place		
Madison, TN 37115		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Kayla Ervin N/K/A Kayla Anderson, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Terrance Adams, a single man

HEREINAFTER CALLED THE GRANTEE(S), 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. B-159, together with the appurtenant interest in the common elements of Ellington Place Condominium, a horizontal property regime established by Master Deed of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, Register's Office for Davidson county, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed, and by the plan of record in Plat Book 6250, Page 829, said Register's Office, reference to which is hereby made for a more complete description.

THE FOLLOWING INFORMATION IS BEING PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND NO TITLE INSURANCE COVERAGE WILL BE PROVIDED CONCERNING THE SAME: Being the same property conveyed to Elizabeth C. Johnson, an unmarried woman, by deed dated 05/29/2015, and recorded 06/03/2015, from Connie R. Taylor, married, of record in Instrument Number 20150603-0051828 and being the same property conveyed to Kayla D Ervin, married women, by deed dated 10/12/2020, and recorded 10/19/2020, from Elizabeth C. Johnson, an unmarried women, of record in Instrument Number 20201019-0120992, Register's Office for Davidson County, Tennessee.

Property Address: 159 Ellington Place Madison, TN 37115

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 159 Ellington Place Madison, TN 37115

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on June 23, 2022}.

Kayla Ervin N/K/A Kayla Anderson

STATE OF TENNESSEE

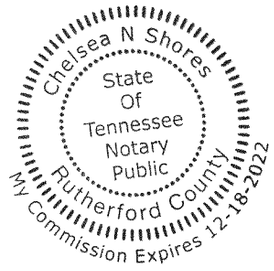
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public of said County and State, Kayla Anderson, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this June 22, 2022.

Notary Public

My Commission Expires: 12/18/22



File #: 2022-3771

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, Gretchen E. Crews, do hereby make oath that I am the 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 June 23, 2022.

Dated: June 23, 2022

Gretchen E. Crews

State of Tennessee)

County of Wilson)

Personally, appeared before me, Melinda C. Bourdon, a notary public for this state, Edward Cooper, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated June 23, 2022

Melinda C. Bourdon

My Commission Expires: October 21, 2024

MELINDA C. BOURDON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 10/21/2024
RUTHERFORD COUNTY