WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18150-MC

Karen Johnson Davidson County
Batch# 893638 DEEDWARR
07/25/2022 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $2,294.93
20220725-0084940

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $620,250.00

Affiant

Subscribed and sworn to before me, this 25th day of July, 2022.

Notary Public
My commission expires: 3/3/26

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shawn Jump **Amy Victoria Ariel Jump**	Churchill Mortgage	**06114009800**
3814 Hilltop Ave	1749 Mallory Lane Ste 180	
Nashville, TN 37216	Brentwood TN 37027	

FOR AND IN 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 ACKNOWLEDGE, WE,

Christopher Elliott and Jennifer Hinkle Elliott, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Victoria Ariel Jump, Trustee of The Gray Water Trust First Amendment under Trust Instrument Dated July 20, 2022 and Shawn Michael Jump, individually

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 Lot No. 13, on the plan of Baxter Heights, of record in Book 2083, Page 94, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Christopher Elliott and Jennifer Hinkle, husband and wife, by Warranty Deed from Jim Sherman aka James Sherman, an unmarried person, dated February 28, 2014, of record in Instrument No. 20140304-0018027, as corrected by Scrivener's Affidavit of record in Instrument No. 20140327-0025189, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that Jennifer Hinkle is now known as Jennifer Hinkle Elliott.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 3814 Hilltop Ave, Nashville, TN 37216.

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 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.

_____ Date: 7-13-22
Christopher Elliott

_____ Date: 7.13.22
Jennifer Hinkle Elliott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Christopher Elliott and Jennifer Hinkle Elliott, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of July, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 July 25, 2022.

Storey Carver
Affiant Signature

7/25/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of July 2022

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

