WARRANTY DEED

Karen Johnson Davidson County
Batch# 899195 DEEDWARR
08/05/2022 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220805-0089052

File No. BC-22-2980

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-26-2025

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Janet R. Ellison	Same As New Owner	
(NAME)	(NAME)	
229 Theodore Road		095-02-0-078.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, I/we, **John M. Jantz and Caroline H. Jantz, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Janet R. Ellison, unmarried**, HEREINAFTER CALLED THE GRANTEE, 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. 50 on the Plan of Walnut Grove, of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 78.0 feet on the Northeasterly margin of Theodore Road and extends back 146.3 feet on the Northwesterly line and 152.1 feet on the broken Southeasterly line to a dead end in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to John M. Jantz and Caroline H. Jantz, husband and wife by Warranty deed from Anne Miller, unmarried of record in Instrument No. 20141216-0114955 Register's Office for Davidson County, Tennessee, dated December 08, 2014 and recorded on December 16, 2014.

This is property more commonly known as 229 Theodore Road, Nashville, TN 37214.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 4th day of August, 2022.

John M. Jantz

Caroline H. Jantz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of August, 2022, before me personally appeared John M. Jantz and Caroline H. Jantz, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of August, 2022.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Certificate of Authenticity

I, Beth Cooper, 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 **August 4, 2022**.

Affiant Signature

August 4, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

4th day of **August**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

