Karen Johnson Davidson County
Batch# 919056 DEEDWARR
09/20/2022 11:51:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220920-0104544

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MQ-22-4115

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Kayla Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15th day of September, 2022

Notary Public

Commission Expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jacob A. Kassinger and Olivia Kassinger 2515 Stinson Road Nashville, TN 37214	SWBC Mortgage Corporation 600 Fitzhugh Blvd., Ste 101 Smyrna, TN 37167	084 16 0 061.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ryan R. Ellis and Katherine D. Ellis, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob A. Kassinger and Olivia Kassinger, husband and wife

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 located in Davidson County, Tennessee, and being known and designated as all of Lot No. 30 on the Plan of Hargis Heights, as shown on the plat of the same of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 30 fronts 75 feet on the southerly side of Stinson Road and runs back 200.8 feet on the easterly line and 200.4 feet on the westerly line, to a dead line, measuring 75 feet thereon.

BEING the same property conveyed by Warranty Deed from Reba Doris Smith, unmarried

to Ryan R. Ellis and Katherine D. Ellis, husband and wife, recorded December 27, 2019, as Instrument No. 20191227-0133887 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $242,000.00.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2515 Stinson Road, Nashville, TN 37214

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 so 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.

Dated this the 15th day of September, 2022.

Katherine D. Ellis

Ryan R. Ellis

STATE OF TENNESSEE
COUNTY OF WILSON

On this 15th day of September, 2022, before me personally appeared Katherine D Ellis and Ryan R Ellis, 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.

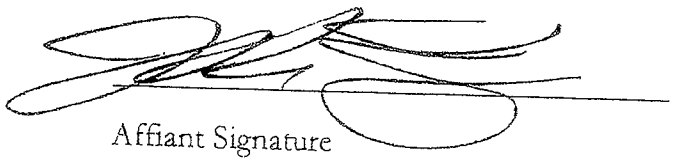
Witness my hand, at office, this 15th day of September, 2022.

Notary Signature
My commission expires: 06/28/2025

AUSTIN DEFEVERS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/28/2025
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 9/15/2022.



Affiant Signature

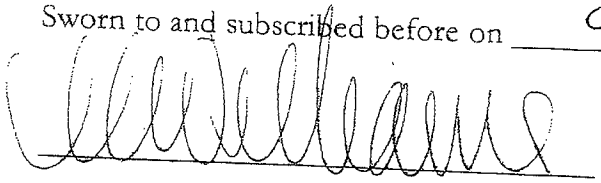
9/20/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/20/2022.



Notary Public

My Commission Expires: 5-23-23

