RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Name and Address of New Owner:
Joseph A. Little, IV and Kaitlin Jo Lewis
2708 Fairfax Avenue
Nashville, Tn 37212

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 921837 DEEDWARR
09/27/2022 09:23:42 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20220927-0106724

Map & Parcel No: 119-05-0-B00-10-0CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ellen A. Houston, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph A. Little, IV and Kaitlin Jo Lewis,*** "the Grantees," the following described real estate in Davidson County, Tennessee: *husband and wife

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 204 Lutie Drive Townhomes, a Horizontal Property Regime with Private elements of record as Instrument No. 20180108-0002533 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Ellen A. Houston, an unmarried woman by Warranty Deed from RootDev, LLC, a Tennessee Limited Liability Company, dated April 13, 2018, of record in Instrument No. 20180416-0035222, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2022 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 204A Lutie Street, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of September, 2022.

Ellen A. Houston (SEAL)
Ellen A. Houston

STATE OF OH
COUNTY OF Hamilton

On this 22 day of September, 2022, before me personally appeared **Ellen A. Houston**, 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 22 day of September, 2022.

THOMAS VAUGHN CURTIS
Notary Public
State of Ohio
My Comm. Expires
March 14, 2027

Thomas Vaughn Curtis
Notary Signature
My commission expires: 14 March 2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$327,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ellen C Houston
AFFIANT

STATE OF TN
COUNTY OF DAVIDSON

Sworn to and subscribed before me this __ day of September, 2022.

Notary Signature
My commission expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE