Karen Johnson Davidson County
Batch# 926034 DEEDWARR
10/05/2022 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20221005-0109884

When recorded, return to:
Wagon Wheel Title
204 South 11th Street
Nashville, TN 37206

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-18944-KS

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Sarah Hazlewood
Affiant

Subscribed and sworn to before me, this the 30th day of September, 2022.

Notary Public
My Commission Expires: 9/8/25

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
George W. Smiley 913 Due West Ave N Madison, TN 37115	George W. Smiley 913 Due West Ave N Madison, TN 37115	051-08-0-171

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Mark M. Ellis, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

George W. Smiley, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 5 on the unrecorded Map of the Core Subdivision, described according to a survey made by Anderson and Gee, Surveyors, April 1946, as follows:

Beginning at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 4 and 5; thence with the line between said lots southwardly 160 feet to a point thence eastwardly 57 feet to the corner of Lot No. 6; thence with the line between Lots Nos. 5 and 6 northwardly 160 feet to the southerly margin of Due West Avenue; thence with the margin of the same Westwardly 80 feet to the point of beginning.

Being the same property conveyed to Mark M. Ellis, an unmarried man by Warranty Deed from Jason Buell, a married man of record as Instrument No. 20180531-0051873 in the Register's Office for Davidson County, Tennessee, dated May 25, 2018 and recorded on May 31, 2018.

This is improved property located at: **214 East Due West Avenue, Madison, TN 37115**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2022.

GRANTOR:

Mark M. Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark M. Ellis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2022.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/5/2022 ____ (date of document).

Affiant Signature

10/5/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 5 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025

NOTARY'S SEAL