Karen Johnson Davidson County
Batch# 971751 DEEDWARR
02/16/2023 03:15:36 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20230216-0011464

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 1935 21st Avenue South, Suite 100 Nashville, Tennessee 37212 (615) 800-7096	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: 425,000.00 AFFIANT Subscribed and sworn to before me, this 15th day of February, 2023. NOTARY PUBLIC My Commission Expires:

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brittany Sensabaugh 500 Creative Way, Unit 23 Madison, TN 37115	New Owner	051-10-0I-023-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED TWENTY FIVE THOUSAND AND NO CENTS ($425,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 15th day of February, 2023, by the undersigned. **Gabriel Stern-Morales and Nicole M. Leone**, husband and wife, and hereinafter called the Grantor, have bargained, sold, and by the presents do transfer and warrant to **Brittany Sensabaugh**, a single person, hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real estate located in Davidson County, and more particularly described as follows:

Lynn

Land in Davidson County, Tennessee being Unit 23 of the Ellington Crossing Townhomes, a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ellington Group, GP, a Tennessee General Partnership, by Deed dated October 29, 2018, and recorded November 1, 2018, from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 201811010108554, and being the same property conveyed to Gabriel Stern-Morales and Nicole M. Leone, by deed dated January 20, 2021, and recorded January 26, 2021, from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 202101260011378, Register's Office for Davidson County, Tennessee.

This is improved property known as of **500 Creative Way, Unit 23 Madison, TN 37115.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-Ltd 23-500-23

Further, this conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions and (5) other matters of public record. Further, the captioned property is not the homestead of the Grantor.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

This the 15th day of February, 2023.

Gabriel Stern-Morales

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Gabriel Stern-Morales** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of February, 2023.

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Nicole M. Leone

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Nicole M. Leone** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15th day of February, 2023.

Shanae McFerrin
Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025