Karen Johnson Davidson County
Batch# 976557 DEEDWARR
03/03/2023 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20230303-0015241

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2023.

Notary Public
MY COMMISSION EXPIRES: 1-11-26
File No. G23-18080

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Harley Rose Ellington (NAME)	CrossCountry Mortgage LLC (NAME)	021-00-0-154
2217 Ravenwood Drive (STREET ADDRESS)	2160 Superior Ave. (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Cleveland, OH 44114 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Jimmy Tinsley, Carline Moore and Ricky Tinsley, Heirs at Law of The Estate of Louise G. Tinsley**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Harley Rose Ellington, a single woman**, 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 in Davidson County, Tennessee, being Lot No. 2 on the Plan of Survey for Carl Tinsley No. 2, as of record in Book 6050, Page 285, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carl H. Tinsley and Louise G. Tinsley, husband and wife by Quitclaim Deed dated July 12, 1999, recorded July 19, 1999, in Book 11578, Page 609, in the Register's Office of Davidson County, Tennessee. The said Carl H. Tinsley died November 3, 2021 leaving Louise G. Tinsley as tenant by the entirety. The said Louise G. Tinsley died December 17, 2021 intestate vesting ownership of the property in her only heirs at law, Carline Moore, Jimmy Tinsley, and Ricky Tinsley. See Probate Docket No. 22P324 in the Circuit Court of Davidson County, Probate Division. See also Affidavit of Heirship of record in Instrument _202303030015240__, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4167 Knipfer Road, Joelton, TN 37080.

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.

Witness my/our hand(s) this 2nd day of March, 2023.

Jimmy Tinsley

Carline Moore

Ricky Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of March, 2023, before me personally appeared Jimmy Tinsley, Carline Moore and Ricky Tinsley, 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 2nd day of March, 2023.

Notary Signature
My commission expires: 1/28/22

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Diane March,** 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 this the 2nd day of March, 2023.

Affiant Signature
Date 03/02/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 2nd day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

