This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 977465 DEEDWARR
03/06/2023 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,908.20
20230306-0015975

WARRANTY DEED

37528

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nicholas Imkamp 6705 Fleetwood Dr. Nashville, TN 37205	Lineage Bank 120 5th Ave N Franklin, TN 37064	102-12-0-060.00

THIS INDENTURE, made this 3rd day of March 2023 between

Deborah J. Gilstrap, unmarried, Wayland M. Ellis, unmarried and Barry S. Ellis, married

of Robertson, Sumner, Cheatham County, Tennessee, hereinafter referred to as **Grantors**, and

Nicholas Imkamp, a single man

hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 8th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 137 on the Plan of Horton Heights, Section VI, as of record in Book 2133, Page 24, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Said Lot No. 137 fronts 133 feet on the southeasterly side of Fleetwood Drive and extends back 368.3 feet on the southwesterly line and 209 feet on the northeasterly line to a dead line in the rear on which it measures 246 feet thereon.

Being the same property conveyed to Willie Dee Wiseman Ellis by Quitclaim Deed dated 2/4/1985 from James P. Wilson, III, Trustee of record in Book 8192, Page 335 and to Harold E. Wiseman and wife, Willie Dee Wiseman by Deed dated 1/5/1979 from Miriam Main Walker, unmarried of record in Book 5382, Page 868, Register's Office for Davidson County, Tennessee. Willie Dee Barnes aka Willie Dee Wiseman Ellis, now deceased, having died 6/19/2022 leaving Deborah J. Gilstrap, Wayland M. Ellis and Barry S. Ellis as her only heirs at law. Affidavit of Heirships of record in Instrument Nos. 202303060015972 **and** 202303060015973 **and** 202303060015974**, said Register's Office.**

Said property has never been the marital or primary residence of any of the Grantors.

This is (X) improved ( ) unimproved property known as: 6705 Fleetwood Dr., Nashville, TN 37205.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantors hereunder sets their hand and seal the day and year first above written.

Deborah J. Gilstrap

Wayland M. Ellis

Barry S. Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deborah J. Gilstrap, Wayland M. Ellis and Barry S. Ellis, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of March 2023.

Notary Public
My Commission Exp:_____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $786,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of March 2023.

Notary Public
My Commission Exp:_____

KAREN B HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 3/3/23

GEORGE E. MUDTER, JR.
Dated 3/3/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 3/3/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

