Karen Johnson Davidson County
Batch# 981546 DEEDWARR
03/16/2023 10:19:30 AM 4 pgs
Fees: $23.00 Taxes: $6,475.00
20230316-0019048

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration, or value, whichever is greater, for this transaction is $1,750,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of March, 2023.

Notary Public:

My Commission Expires: 11-6-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Serbus Industries, LLC 151 Demonbreun Street, Apt. 1209 Nashville, TN 37201	079 00 0 053.00	New Owner

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of March, 2023, by and between **STEVEN RANDALL ELLIS AND JESSICA ELLIS, HUSBAND AND WIFE** (hereinafter referred to as the "Grantor"), and **SERBUS INDUSTRIES, LLC,** a Tennessee limited liability company (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS ($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, his successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT "A"

This is improved property located at: 7259 Centennial Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, his successors and assigns forever. Grantor does covenant with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is free from all liens, claims and encumbrances except real property taxes to be assessed for the year 2023 which have been prorated between the parties; and that the Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13th day of March, 2023.

GRANTOR:

Steven Randall Ellis

Jessica Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Steven Randall Ellis and Jessica Ellis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal this 13th day of March, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 11-6-2024

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 3, as shown on the map entitled Cockrill Bend Industrial Subdivision, Section V, Second Revision, of record in Plat Book 6200, Page 508, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Steven Randall Ellis and Jessica Ellis, husband and wife, by Warranty Deed from Ellis Tree Care, Incorporated, a Tennessee corporation, of record in Instrument No. 20200928-0110871, in the Register's Office for Davidson County, Tennessee, dated September 25, 2020, and recorded on September 28, 2020.

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 March 13, 2023

Affiant Signature

Date: 3/14/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this March 13, 2023

Notary's Signature

My Commission Expires: 3-10-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM