Karen Johnson Davidson County
Batch# 987532 DEEDWARR
04/03/2023 11 26 42 AM 2 pgs
Fees $13 00 Taxes $2,034 63

20230403-0023878

Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Fidelity Residential Solutions 6640 Shady Oak Road Suite 400 Eden Prairie, MN 55344 875278 PULTE-23004 Stacy Scherer	The actual consideration or value, whichever is greater, for this transfer is $ 549,900 00 Affiant Subscribed and sworn to before me, this the 31st day of March, 2023. Notary Public My commission expires: (Affix Seal)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Lara Christie	NAME: New Owner
STREET ADDRESS: 924B Strouse Ave Nashville, TN 37206	STREET ADDRESS:
MAP & PARCEL NO.: 072-13-0C-002 00 CO	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ashley Ellis and Adam Isabell, wife and husband hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Lara Christie, unmarried woman

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B, as shown on the Plan attached as Exhibit "B' to the Declaration establishing a Horizontal Property Regime for 924 Strouse Avenue Townhomes, as of record in Instrument No. 20140122-0005914, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashley Ellis, an unmarried woman by Deed dated June 30, 2020 from Brian Johnston and Blair Johnston, husband and wife, recorded July 1, 2022, in Instrument Number 20200701-0071509, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 924B Strouse Ave, Nashville, TN 37206

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever, and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 9 day of MARCH, 2023

x Ashley Ellis

x Adam Isabell

State of TEXAS }
County of WILLIAMSON } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Ashley Ellis, MARRIED (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 9 day of MARCH, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ANGELA R WRIGHT
Notary Public, State of Texas
Comm. Expires 04-29-2026
Notary ID 125258914

Notary Public
My commission expires _____

State of TEXAS }
County of WILLIAMSON } ss

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Adam Isabell, MARRIED (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed

Witness my hand, at office, this 9 day of MARCH, 2023

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ANGELA R. WRIGHT
Notary Public, State of Texas
Comm. Expires 04-29-2026
Notary ID 125258914

Notary Public
My commission expires _____