Karen Johnson Davidson County
Batch# 987882 DEEDWARR
04/03/2023 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230403-0024110

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES ELLISON III, EXECUTOR OF THE ESTATE OF JAMES (JAKE) HERBERT ELLISON, SR.**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JANE MEBANE PENNELL, AN UNMARRIED WOMAN AND RUSSELL WILLIAM MILLER, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND SITUATED IN DAVIDSON COUNTY, TN

BEING LOT NO 779 OF THE PLAN OF PARKWOOD ESTATES, SECTION FOUR, AS OF RECORD IN BOOK 3300, PAGE 79, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 779 FRONTS 74.52 FEET ON THE NORTHERLY SIDE OF MASONWOOD DRIVE AND RUNS BACK BETWEEN LINES, 140.96 FEET ON THE EASTERLY SIDE AND 140.28 FEET ON THE WESTERLY SIDE, TO A LINE IN THE REAR, MEASURING 77.02 FEET THEREON.

THIS BEING THE SAME PROPERTY CONVEYED UNTO JAMES H ELLISON SR, BY QUITCLAIM DEED FROM CLISTER E ELLISON, DATED NOVEMBER 5, 1992, OF RECORD IN BOOK 8784, PAGE 861, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES H ELLISON SR, A/K/A JAMES (JAKE) HERBERT ELLISON SR, DIED TESTATE NOVEMBER 9, 2022. BY ORDER APPROVING CONTRACT FOR THE SALE OF REAL PROPERTY FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO 23P505, JAMES ELLISON III, EXECUTOR, HAS AUTHORITY TO SELL SAID PROPERTY.

This is improved property know as: **3231 MASONWOOD DR, NASHVILLE, TN 37207**

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 29th day of March, 2023.

ESTATE OF JAMES (JAKE) HERBERT ELLISON, SR.

BY: James H. Ellison, III
JAMES ELLISON III, EXECUTOR

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES ELLISON III, EXECUTOR OF THE ESTATE OF JAMES (JAKE) HERBERT ELLISON, SR.**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public
My Commission Expires: 9/15/24

CAITLIN SWAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MONTGOMERY

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 275,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of March, 2023.

NOTARY PUBLIC
My commission expires _____

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-03-2023

Address New Owner(s) as follows:
JANE MEBANE PENNELL and RUSSELL WILLIAM MILLER
3231 Masonwood Dr
Nashville TN 37207

Send Tax Bills To:
Acopia, LLC
300 Preforest Blvd Ste 100, Goodlettsville TN 37072
Map and Parcel No(s).: 050 10 0 015.00

I, Kara Wall, 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 3/29/23 (date of document).

Affiant Signature

Date 4/3/23

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

