Karen Johnson Davidson County
Batch# 1007915 DEEDWARR
05/25/2023 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,617.64
20230525-0039643

WARRANTY DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

File No. EM-23-4446

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffany Snow and Aaron Bergman Ellis	NEW	
(NAME)	(NAME)	
313 Dry Creek Road	OWNER	025-00-0-100.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I/we, **Seth McKinney, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tiffany Snow, a Single Woman, and Aaron Bergman Ellis, a Single Man, as Tenants in Common**, HEREINAFTER CALLED THE GRANTEE, 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 more particularly described according to a survey made by Wayne S. Cooper, Sr. Surveyor, dated August 13, 1971, described as follows: Beginning at an iron pin in the edge of a ditch, being a common corner of said property and the property belonging to Doyle Hasty as of record in Book 2145, page 187, RODC; thence North 2 degrees 34 minutes East 266.2 feet to a point; thence North 84 degrees 30 minutes West 218.3 feet to an iron pin in a fence; thence South 6 degrees 30 minutes West 246.0 feet to an iron pin at the edge of Dry Creek Road; thence following said road, South 81 degrees 29 minutes East to the point of the beginning, containing 1.3 acres.

This conveyance is made subject to an easement 50 feet wide, retained for the purpose of ingress and egress to the property lying at the rear of subject property. Said easement begins at an iron pin in the edge of a ditch, the common corner of subject property and the property conveyed to Doyle Hasty, as of record in Book 2145, page 187, RODC, and following said line between said properties, North 2 degrees 34 minutes East 266.2 feet to a point; thence North 84 degrees 30 minutes West 50 feet to a point; thence South 2 degrees 34 minutes West, 266.2 feet more or less, to the edge of Dry Creek Road; thence following the Northerly line of Dry Creek Road to the point of the beginning.

The said Willie Arden Wilson having died on or about March 25, 1991, vesting Susie Florence Wilson as surviving tenant.

The said Susie Florence Wilson having died on or about February 2, 2006. Affidavits of Heirship of record in Instrument Nos. 20210823-0113512 and 20210825-0114556, Register's Office for Davidson County, Tennessee, state her sole residuary heirs-at-law are Juanita Hughes, Willie Wayne Wilson, Vernon A. Wilson, and Richard Wilson.

The said Willie Wayne Wilson having died on or about February 10, 2006. Affidavits of Heirship of record in Instrument Nos. 20210902-0118308 and 20210908-0119964, Register's Office for Davidson County, Tennessee, state his sole residuary heirs-at-law are Juanita Hughes, Vernon A. Wilson, and Richard Wilson.

The said Vernon Alvin Wilson having died on or about May 19, 2021. Order Granting Petition to Probate Will as Muniment of Title Only of record in Instrument No. 20220303-0024077 and Last Will and Testament of Vernon Alvin Wilson of record in Instrument No. 20220303-0024078, Register's Office for Davidson County, Tennessee, state his share of the property was devised to Ricky Wilson and Juanita Hughes. Probate being administered in Docket No. 21P2253, in the Seventh Circuit Court for Robertson County, Tennessee at Nashville (Probate Division).

Being the same property conveyed to Seth McKinney by Warranty Deed from Juanita Hughes and Richard Wilson of record in Instrument No. 20220504-0051491 Register's Office for Davidson County, Tennessee, dated April 26, 2022 and recorded on May 4, 2022.

Property was never used as a marital residence for Seth McKinney.

This is property more commonly known as 313 Dry Creek Road, Goodlettsville, TN 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. Wherever 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 this 25th day of May, 2023.

Seth McKinney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of May, 2023, before me personally appeared Seth McKinney, 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 25th day of May, 2023.

Notary Signature
My commission expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 25, 2023.

Affiant Signature

5/25/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 25 day of May, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY