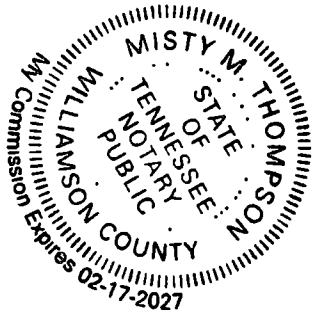
4

WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2023

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd , Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clarence Summey	Clarence Summey	081-10-0-014 00
(NAME)	(NAME)	
P O Box 325	P O Box 325	
(ADDRESS)	(ADDRESS)	
Madison, TN 37116	Madison, TN 37116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1011006 **DEEDWARR**
06/05/2023 09 01 00 AM 2 pgs
Fees $13 00 Taxes $1,406 00

20230605-0042145

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, we, **Wilbur Ellison and Joycene Ellison, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clarence Summey,** HEREINAFTER CALLED THE GRANTEES, 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 described as Lot No 25 on the Plan of Cumberland Gardens, Section Six, as of record in Book 3106, page 117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a full and complete description of said property

Being the same property conveyed to Loretta Ellison by Substitute Trustee's Deed from Priority Trustee Services of TN, L L C , Substitute Trustee, dated July 12, 2007, of record in Instrument No 20071025-0126092, Register's Office for Davidson County, Tennessee Loretta Ellison died testate on February 11, 2017 (see Probate No 17P1156, Seventh Circuit Court for Davidson County, Tennessee, Probate Division) AND being the same property conveyed to Wilbur Ellison by Quitclaim Deed from Wilbur Ellison, Executor of the Estate of Loretta Ellison, dated May 24, 2018, of record in Instrument No 20180628-0062685, Register's Office for Davidson County, Tennessee See Affidavits of Heirship of record in Instrument No 20230605-0042142 and in Instrument No 20230605-0042143, Register's Office for Davidson County, Tennesse AND being the same property conveyed to Wilbur Ellison by Quitclaim Deed from Reginald Ellison, dated 6/1/23, of record in Instrument No 20230605-0042144, Register's Office for Davidson County, Tennessee

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 3106, page 117; of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1720 Buchanan Court, Nashville, TN 37208
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hands this 1st day of June, 2023

Wilbur Ellison

Joycene Ellison

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Wilbur Ellison and Joycene Ellison, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and official seal at Franklin, Tennessee, this 1st day of June, 2023

Notary Public
My Commission Expires _____

File No 37581

