Karen Johnson Davidson County
Batch# 1023703 DEEDWARR
07/07/2023 01:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230707-0052101

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #23-1152

WARRANTY DEED

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, the undersigned **James Ennis, IV and Hope Keller Ennis fka Hope Keller, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ethan Tune, an unmarried man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Glenrose Subdivision of record in Plat Book 1424, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Ennis, IV, an unmarried man and Hope Keller, an unmarried woman, as joint tenants with right of survivorship by Warranty Deed from Andrew M. Nowak and Emily Cook Nowak, husband and wife of record in Instrument No. 20210521-0069633 Register's Office for Davidson County, Tennessee, dated May 18, 2021 and recorded on May 21, 2021. James Ennis, IV is now married to Hope Keller Ennis fka Hope Keller.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 90 Oriel Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Ethan Tune **90 Oriel Avenue** **Nashville, TN 37210**	Churchill Mortgage Corp. 1749 Mallory Lane Ste. 100 Brentwood, TN 37027	**119-02-0-159.00**

WITNESS THE EXECUTION HEREOF this 6th day of July, 2023.

James Ennis, IV

Hope Keller Ennis

State of Tennessee)
County of Davidson)

On this 6th day of July, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named James Ennis, IV and Hope Keller Ennis, the bargainor(s), 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 acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7/6/26

LYDIA H WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 425,000.00.**

Affiant

Sworn and subscribed before me on this the 6th day of July, 2023.

Notary Public

My Commission Expires: 5/9/2026

BROOKE HICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 July 7, 2023 (date of document).

Affiant Signature

July 7, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 7th day of July, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023