Karen Johnson Davidson County
Batch# 1034315 **DEEDWARR**
08/03/2023 12 09 24 PM 2 pgs
Fees $13 00 Taxes $1,017 50

20230803-0060073

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

x _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF **JULY, 2023**

_____
Notary Public

MY COMMISSION EXPIRES **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
NELIUS OMAR ELLIS	**SAME**	**082-08-0-145.00**
(NAME) 3553 Seasons Dr	(NAME)	
(ADDRESS) Antioch TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TERA DODSON BROYLES AND HUSBAND, KENYON BROYLES,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NELIUS OMAR ELLIS, MARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Lot No. 151 of Block 2 on the Map of F.O. Beazley's McFerrin Addition to East Nashville as of record in Book 57, page 136, Register's Office for said County. Said Lot No. 151 fronts 50 feet on the easterly side of North 9th Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John W. Dodson and wife, Clester S. Dodson from George Simpson and wife, Julia M. Simpson, by Warranty Deed dated October 27, 1967, of record in Book 4185, page 564, said Register's Office. John W. Dodson (John Willie Dodson) and Clester Dodson (Clester Virginia Stewart Dodson) divorced in 1984. See Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket #84D-813. Clester S. Dodson conveyed her interest in said property to Michael Dodson by quitclaim deed dated April 19, 1993, of record in Book 8998, page 528, said Register's Office. Michael Dodson conveyed his interest to Michael Dodson and Lisa Dodson, husband and wife, by quitclaim deed dated July 2, 1999, of record in Book 11565, page 914, said Register's Office Michael Dodson (Michael Wandra Dodson) and Lisa Dodson (Lisa Ann Dodson) divorced in 2013. Lisa A. Dodson conveyed her interest to Michael W. Dodson pursuant to Final Decree of Absolute Divorce in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 13D420, by quitclaim deed of record in Instrument No. 20130214-0015175, said Register's Office.

John W. Dodson died intestate October 1, 1992, leaving as his sole heir at law, Michael W. Dodson. See Affidavits of Heirship as to the Heirs at Law of John W. Dodson of record in Instrument No 20230714-0054110 and Instrument No. 20230714-0054111, said Register's Office. Michael W. Dodson died intestate May 28, 2018, leaving as his sole heirs at law: Tera Dodson Broyles, LaToya Davis, Lacy Dodson and Jon Juan Dodson. See Affidavit of Heirship as to the Heirs at Law of Michael Wandra Dodson of record in Instrument No. 20230714-0054112 and Instrument No. 20230724-0056769, said Register's Office.

Further, being the same property conveyed to Tera Dodson Broyles and husband, Kenyon Broyles, from Tera Dodson Broyles, Latoya Davis, Lacy Dodson and Jon Juan Dodson, being all the heirs at law of Michael Dodson, a/k/a Michael Wandra Dodson, by quitclaim deed of record in Instrument No. 20230724-0056770, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Book 57, page 136, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **717 N. 9th STREET, NASHVILLE, TN 37206**
(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 28th day of July, 2023.

TERA DODSON BROYLES **KENYON BROYLES**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **TERA DODSON BROYLES** and **KENYON BROYLES,** the (bargainors), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness our hands and official seal at Nashville, Tennessee this 28th day of July, 2023

My commission expires **March 3, 2026**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-RB-23-717

Return to:
dy Title and Escrow, LLC
21st Avenue South
ville, TN 37212