WARRANTY DEED

Karen Johnson Davidson County
Batch# 1037291 DEEDWARR
08/11/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,724.20
20230811-0062451

MJ-P-23-1205

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $466,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark M. Ellis and Katherine M. Neshek	**NEW OWNER**	
(NAME)	(NAME)	
1205 Bellshire Drive	Property	**041-15-0-052.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CALLIE THOMASON FRENCH AND HOLLY THOMASON FRENCH, MARRIED TO EACH OTHER,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK M. ELLIS, UNMARRIED, A 1/3 OWNER AND KATHERINE M. NESHEK, UNMARRIED, A 2/3 OWNER, AS TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 301 on the Plan of Plan of Bellshire Estates, Section "A" of record in Plat Book 2331, Page 115 and 116, in the Register's Office for said County, described as follows:

Beginning on the southerly margin of Bellshire Drive at the corner of Lots Nos. 301 and 303, thence with the line between said two lots southerly 282.3 feet; thence south 76 Degrees 13 Minutes east 22 feet; thence, north 10 Degrees 35 Seconds east 4 feet; thence south 77 Degrees 35 Minutes east 167.3 feet; thence north 10 Degrees 34 Minutes east 286 feet to the southerly margin of Bellshire Drive; thence, with the same, westerly 188 feet to the beginning.

Being the same property conveyed to Anthony V. Fiacco, an unmarried man by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20160415-0036317 Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on April 15, 2016. (Value of consideration shown in aforementioned deed $229,944.00.)

Being the same property conveyed to Callie Thomason French and Holly Thomason French, married to each other by Warranty deed from Anthony V. Fiacco, an unmarried man of record in Instrument No. 20210803-0103853 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 3, 2021. (Value of consideration shown in aforementioned deed $378,000.00.)

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1205 Bellshire Drive, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 31 DAY OF AUGUST, 2023.

Callie Thomason French

Holly Thomason French

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALLIE THOMASON FRENCH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2023.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOLLY THOMASON FRENCH, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of August, 2023.

Lindsay B. Fattal

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Emily Manno, 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 **7/31/23**.

Date

Affiant Signature

7/31/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **July**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026