Karen Johnson Davidson County
Batch# 1039334 DEEDWARR
08/17/2023 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20230817-0064093

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is: $ 470,000.00

Daniel Thompson
Affiant Signature

Subscribed and sworn to before me on this the 16th Day of Aug. 2023

Notary Public

My Commission expires May 07 / 2024

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

**NAME AND ADDRESS OF PROPERTY OWNER:**
Ellis Kelley
4200 Chaumont Drive
Antioch, TN 37013

**SEND TAX BILLS TO:**
Ellis Kelley
4200 Chaumont Drive
Antioch, TN 37013

**MAP AND PARCEL NUMBER: Tax ID #:** 182020C06500CO

# WARRANTY DEED
## 23NT00794

Effective the 15th Day of Aug, 2023 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Sarah Evans and Trevor Evans, wife and husband**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Ellis Kelley**

Hereinafter called the GRANTEES, their 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. 65 on the Plan of Final Plat, Evergreen Hills, Phase 1, of record in Instrument No. 20210427-0056348, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sarah Evans and Trevor Evans, wife and husband from NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Special Warranty Deed dated 02/25/2022 and recorded 02/28/2022 in Instrument No. 20220228-0022109, Register's Office of said County.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation T/A Ryan Homes, by Deed from EGH Land Development, LLC, dated November 3, 2021 and recorded 11/03/2021, of record in Instrument No. 20211108-0148765, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to EGH Land Development, LLC from Evergreen Hills, G.P., a Tennessee General Partnership, by Warranty Deed dated 01/24/2018 and recorded 02/08/2018 in Instrument no. 20180208-0013000, Register's Office of said County.

This is an improved property commonly known as: 4200 Chaumont Dr, Antioch, TN 37013-3891

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 11th day of August, 2023

**Sarah Evans**

State of TN )
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Sarah Evans,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

**Trevor Evans**

State of TN )
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Trevor Evans,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 1/16/2024

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 1/16/2024

**Tennessee Certification of Electronic Document**

I, Keith H. Solomon, 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 08/11/2023 (date of document).

Affiant Signature

08/16/2023
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of August, 2023.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023