(3)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1049302 **DEEDWARR**
09/13/2023 09 48 25 AM 2 pgs
Fees $13 00 Taxes $1,609 50

20230913-0071725

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $435,000.00

Affiant

Subscribed and sworn to before me, this 12th day of September, 2023.

Notary Public

My commission expires: 11-3-2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
William Michael McGee and Autumn N. McGee	William Michael McGee and Autumn N. McGee	160-03-0-033.00
5206 Regent Drive	5206 Regent Drive	
Nashville, TN 37220-1915	Nashville, TN 37220-1915	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joseph Pierce Ellis and Selena G. Stewart as sole Heirs and Beneficiaries of James Thomas Ellis

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

William Michael McGee and Autumn N. McGee, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit.

Being Lot No 277 on the Plan of Haileywood Estates, Section VIII of record in Book 2854, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No 277 fronts 94 feet on the northerly side of Regent Drive and runs back 221.3 feet on the westerly line and 222 9 feet on the easterly line to a line in the rear, on which it measures 118.0 feet

Being the same property conveyed to James T. Ellis by Trustee's Deed from James T Ellis, Trustee of the Pierce S. Ellis, Jr. and Harriet P. Ellis Joint Revocable Living Trust, dated May 22, 1992 and amended and restated on February 12, 2013 of record in Instrument No. 20130711-00716335, Register's Office for Davidson County, Tennessee,

dated June 26, 2013 and recorded on July 11, 2013 See also, Certification of Trust in Instrument No 20130214-0015268, Register's Office for Davidson County, Tennessee

James T Ellis died intestate on May 15, 2023, his estate entered for probate in the Seventh Circuit Court for Davidson County, Tennessee, bearing Docket No 23P1078 Joseph Pierce Ellis and Selena G Stewart being his only heirs at law See Affidavit of Heirship of record in Instrument No 20230913-0071723 and Instrument No 20230913-0071724 Register's Office for Davidson County

This is improved property known as **5204 Regent Drive, Nashville, TN 37220-1915**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of September, 2023

Joseph Pierce Ellis

Selena G Stewart

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, Joseph Pierce Ellis and Selena G Stewart, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 11th day of September, 2023

Notary Public
My Commission Expires 3.23.27

Lenders Title Company File No 23-000206-626

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County