BOX 10-B

Karen Johnson Davidson County
Batch# 1062458 DEEDWARRSP
10/18/2023 12 33 19 PM 2 pgs
Fees $13 00 Taxes $22 20

20231018-0081708

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 **$6,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF **OCTOBER, 2023**

Lee A. Cohen
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
JOHNNY VANDERPOOL, ET UX	**SAME**	**128-10-0-201.00**
(NAME) **261 NEW SAWYER BROWN RD**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MARKUS HENRY SAMUEL ELLEGOOD,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNNY VANDERPOOL AND WIFE, CHRISTAL D. VANDERPOOL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Being Reserved Parcel "A" on the Plan of Stacy Square, Revised Section 6, of record in Book 5210, page 347, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a metes and bounds description.

Being the same property conveyed to MARKUS HENRY SAMUEL ELLEGOOD by Final Decree Confirming Sale of the Chancery Court for Davidson County Tennessee in Tax Civil Action No. 22-0464-III, filed August 11, 2023 in the Clerk & Master's Office for Davidson County Chancery Court and recorded as Instrument No. 20230921-0074288 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Book 5210, page 347, and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THE GRANTEE ASSUMES THE RISK OF PURCHASING SAID PROPERTY AND WILL BE RESPONSIBLE FOR ANY FEES OR CHARGES INCURRED DURING ANY REDEMPTION PERIOD THAT MAY EXIST AS CHARGED AGAINST SAID PROPERTY.

unimproved(X)
This is improved( ) property, known as **0 NEW SAWYER BROWN RD., NASHVILLE, TN 37221**
(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. Grantor covenants that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds himself and his heirs and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming under the Grantor. 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 hand this 18th day of October, 2023.

Markus Henry Samuel Ellegood

MARKUS HENRY SAMUEL ELLEGOOD

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 **MARKUS HENRY SAMUEL ELLEGOOD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of October, 2023.

My commission expires **MARCH 3, 2026**

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

Lee A. Cohen

Notary Public