WARRANTY DEED

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Courtney Lynette Ellis Scott Michael Ellis	Regions Bank dba Regions Mortgage	054-14-0-089.00
(NAME) 112 Rising Sun Court	(NAME) 2050 Parkway Office Cir	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1110104 DEEDWARR
03/12/2024 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.13
20240312-0017066

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 considerations, the receipt of which is hereby acknowledged, I/we **Charles M. Wooden and Judy Wooden, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Courtney Lynette Ellis and Scott Michael Ellis, wife and husband,** hereinafter called the GRANTEE(S), his/her/their 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. 254, on the Plan of Brandywine Farms, Section 15, as shown on Plat of record in Book 4660, and Page 123, as amended in Book 4905, Page 572, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Said lot fronts 90.9 feet on a curve in the westerly side of Rising Sun Court and runs back 258.9 feet on the northerly line and 210.6 feet on the southerly line to a broken rear line measuring 358.6 feet thereon.

Being the same property conveyed to Ralph D. Isbell and wife, Wanda J. Isbell by Warranty Deed from Percy C. Young and wife, Mary Ann Young, dated 08/08/1997, of record in Book 10564, Page 802, Register's Office for Davidson County, Tennessee.

The said Ralph D. Isbell died on 04/29/2001, leaving the said Wanda J. Isbell the sole surviving tenant by the entirety.

Being the same property conveyed to Charles M. Wooden and Judy Wooden, husband and wife by Warranty Deed from Wanda J. Isbell, an unmarried woman, dated 01/03/2024, of record in Instrument No. 20240104-0000766, and affected by Scrivener's Affidavit record in Instrument No. 20240105-0001108, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 112 Rising Sun Court, Old Hickory, TN 37138
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 5th day of March, 2024.

Charles M. Wooden

Judy Wooden

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles M. Wooden and Judy Wooden**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of March, 2024.

Notary Public

My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 3-5-24.

Kim Rogers
Affiant
Date: 3-5-24

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 5 day of March, 2024

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY