Karen Johnson Davidson County
Batch# 1112068 DEEDWARR
03/18/2024 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $1,350.50
20240318-0018556

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $365,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2024

Notary Public

My Commission Expires: 8/3/2026

(AFFIX SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
451 North Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Sarah Camille Lonn and Theodore John Maher, Jr.	NEW OWNER	165-14-0-128
4908 Peppertree Drive		
Nashville, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

David Christopher Ellis, a married man

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Camille Lonn, a single woman and Theodore John Maher, Jr., a single man, as joint tenants with the rights of survivorship.

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:

LAND in Davidson County, Tennessee, being Lot No. 284 on the Plan of Section 13, Peppertree Forest, of record in Plat Book 8250, Page 119, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to David Christopher Ellis, a single man, by Warranty Deed from James R. Schacher and Donna M. Schacher, husband and wife, dated 5/15/2019 and recorded 5/20/2019 in Instrument No. 20190520-0047018, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions of record in Book 8757, Page 607, as amended in Book 9004, Page 514, Book 9157, Page 711, Book 9287, Page 698, Book 9455, Page 801 and Book 9664, Page 162; By-Laws of record in Book 8757, Page 623; Restrictions of record in Book 8678, Page 514; HOA Charter of record in Book 8757, Page 639; Rules & Regulations recorded in Instrument No. 20190611-0055977; Stormwater Detention Agreement of record in Book 8030, Page 331; all matters shown on Boundary Plat of record in Book 6900, Page 943; and all existing

easements and all other matters shown on plat of record in Plat Book 8250, Page 119, Register's Office for Davidson County, Tennessee.

Lindsey N. Ellis, joins in the execution of this instrument for the purpose of conveying any and all of her rights, title and interest in the above described property by virtue of her marriage to David Christopher Ellis.

This is improved property known as 4908 Peppertree Drive, Nashville, TN 37013

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; and Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, 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 15th day of March, 2024

David Christopher Ellis

David Christopher Ellis

STATE OF Texas

COUNTY OF El Paso

On this 15th day of March, 2024, before me personally appeared David Christopher Ellis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2024.

Leonel Maldonado

Leonel Maldonado

Notary Signature Notary Public, State of Texas

My commission expires:

Leonel Maldonado
ID NUMBER
133511441
COMMISSION EXPIRES
September 2, 2025

Electronically signed and notarized online using the Proof platform.

Witness my/our hand(s) this 15th day of March, 2024

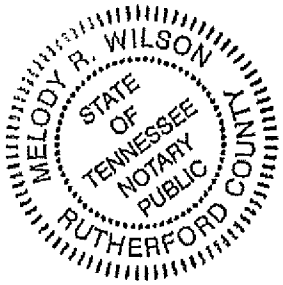
Lindsey N. Ellis

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 15th day of March, 2024, before me personally appeared Lindsey N. Ellis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2024.

Notary Signature
My commission expires: 1/19/2025



Certificate of Authenticity

I, Tonya Loftin, 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

March 15, 2024

Date

Tonya Loftin

Affiant Signature

March 18, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18th day of March, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)