Karen Johnson Davidson County
Batch# 1124435 DEEDWARR
04/18/2024 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240418-0027819

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF April, 2024.

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

(Affix Seal)

Notary Public

My Commission Expires: 9/15/27

DAVIS-T24038

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jonathan Clay Davis and Mayela Davis	NEW OWNERS	009.00-0-208.00
8006 Ridgewood Road		
Goodlettsville, TN 37072		

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 consideration, the receipt of which is hereby acknowledged, I/we, TAMMY ELLIS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JONATHAN CLAY DAVIS AND MAYELA DAVIS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Tract No. 1 of a part of the T.J. Wilkinson Estate located in the 14th Civil District of Goodlettsville, Davidson County, Tennessee, and is a more particular described according to a survey by R.L. Montoya-Land Surveying, Inc., dated October 25, 1995, as follows:

Beginning at an iron rod (new) in the northerly margin of Ridgewood Road marking the southeast corner of the Carl K. Keaton Property as of record in Deed Book 2639, Page 419, Register's Office for Davidson County, Tennessee, and the southwest corner of this described tract; thence, leaving said margin with the common line of said property, North 04 deg. 00' 00" East 577.58 feet to an iron rod (new) marking the northwest corner of this described tract; thence, with an existing old fence line along the northerly line of this described tract, South 89 deg. 02' 54" East, 537.97 feet to an iron rod (new) marking the northeast corner of this described tract and the northwest corner of Tract No. 2; thence, with the common line of said tracts, South 33 deg. 59' 20" West, 781.03 feet to an iron rod (new) in the northerly margin of Ridgewood Road; thence, with said margin with a curve to the left having a chord bearing of N 60 degrees 25' 17" West, 162.78 feet, a radius of 501.83 feet and a distance of 163.50 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Tammy Ellis, an unmarried woman by deed from Jason Herrell, a married man and Joanne Cacciotti, a married woman of record in Instrument No. 201810170102963, recorded on 10/17/2018, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

( ) unimproved
This is (X) improved property known as 8006 Ridgewood Road, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9th day of April, 2024 :

Tammy Ellis

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Brandon M. Schneider, a Notary Public in and for said County and State, the within named TAMMY ELLIS, AN UNMARRIED WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that She executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 9th day of April, 2024.

Notary Public

My Commission Expires: 6/7/25

BRANDON M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 4/9/24.

Affiant Signature – Joshua A. Terry

4/15/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/15/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27