Name and Address of New Owner:
Courtney Rymer and Scott Matzen
5204 Regent Dr
Nashville, TN 37220

Karen Johnson Davidson County
Batch# 1124968 DEEDWARR
04/19/2024 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,631.69
20240419-0028264

Send Tax Bills To:
Churchill Mortgage Corporation
1749 Mallory Lane, Suite 100
Brentwood, TN 37027

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 160-03-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William Michael McGee and Autumn N. McGee, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Courtney Rymer and Scott Matzen, wife and husband,** "the Grantees ," the following described real estate in Davidson County, Tennessee:

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 Pierce S. Ellis, Jr. and wife, Harriet P. Ellis by Warranty Deed from Dale E. Miles and wife, Barbara G. Miles of record in Book 3813, Page 244, Register's Office for Davidson County, Tennessee, dated September 18, 1964 and recorded on September 18, 1964.

Being the same property conveyed to Pierce S. Ellis, Jr. and wife, Harriet P. Ellis, Trustees, Under Agreement dated May 22, 1992 by Quitclaim Deed from Pierce S. Ellis, Jr. and wife, Harriet P. Ellis, Individually, by and through Jon L. Setzer, Attorney-at-Law of record in Book 8632, Page 295, Register's Office for Davidson County, Tennessee, dated May 22, 1992 and recorded on May 22, 1992.

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 interstate on May 15, 2023, his estate entered for probate in the Seventh Court for Davidson County, Tennessee, bearing Docket No. 23P1078.

Joseph Pierce Ellis and Selena G. Stewart being the 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.

Being the same property conveyed to William Michael McGee and Autumn N. McGee, husband and wife, by Warranty Deed from Joseph Pierce Ellis and Selena G. Stewart, as Sole Heirs and Beneficiaries of James Thomas Ellis, of record in Instrument No. 20230913-0071725 Register's Office for Davidson County, Tennessee, dated September 11, 2023 and recorded on September 13, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of April, 2024.

_____(SEAL)
William Michael McGee

Autumn N. McGee by W. Michael McGee attorney in fact (SEAL)
Autumn N. McGee by William M. McGee, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Michael McGee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2024.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My commission expires: 3/13/26

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 18th day of April , 2024, before me personally appeared William M. McGee to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Autumn N. McGee, and acknowledged that he executed the same as the free act and deed of the said Autumn N. McGee.

Witness my hand, at office, this 18th day of April, 2024.

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $711,268.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of April, 2024.

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5-9-26

File No. GNT-24-3278

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 4-18-24.

Affiant Signature

4-17-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18th day of April, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON