WARRANTY DEED

Karen Johnson
Batch # 1131664
05/07/2024 08:03:06 AM
Fees: $13.00 Taxes: $666.00

Davidson County
DEEDWARR
2 pgs

20240507-0033261

G-P-24-2206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 09, 2024

THIS INSTRUMENT WAS PREPARED BY
Ridley Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ellis Real Estate, LLC	New Owner	
(NAME)	(NAME)	**119-01-0-224.00**
705 Thurrock Circle		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **GEORGE T. VARDAMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLIS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 185, on the Map of Overhill City and W. H. Fox Subdivision of blocks 14, 15, 16, 20, 21, 29 and 30 Cumberland Nurseries, of record in Book 332, Page 21, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Robert E. Jones, unmarried by Warranty Deed from Dorothy Malone Carper, unmarried, dated October 3, 1995 and recorded October 6, 1995 in Book 9820, Page 887, Register's Office of Davidson County, Tennessee.
\line Robert E. Jones having become deceased on or about April 12, 2023; devised said property to George Vardaman by Will duly probated in Davidson County, Tennessee, Probate Division, Case No. 23P1707.

Being the same property conveyed to George T. Vardaman by Executor's Quitclaim Deed from George T. Vardaman, Personal Representative of the Estate of Robert E. Jones of record as Instrument Number 20231205-0094063, Register's Office for Davidson County, Tennessee, dated November 30, 2023 and recorded on December 5, 2023.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2206 Fox Avenue, Nashville, Tennessee 37210**.

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), their heirs and 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), 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 the 30th DAY OF APRIL, 2024.

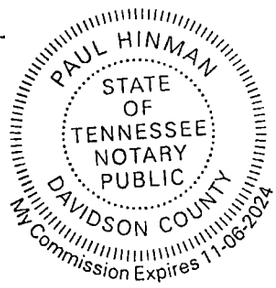
George T. Vardaman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE T. VARDAMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of April, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212