WARRANTY DEED

Karen Johnson
Batch # 1131664
05/07/2024 08:03:06 AM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20240507-0033262

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

BS-P-24-2206

THIS INSTRUMENT WAS PREPARED BY

Rudy 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)
Advanta IRA Services, LLC FBO Joshua Fink IRA # 8008297	New Owner	
(NAME)	(NAME)	**119-01-0-224.00**
13191 Starkey Rd, Suite 2		
(ADDRESS)	(ADDRESS)	
Largo, FL 33773		
(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, **ELLIS REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADVANTA IRA SERVICES, LLC FBO JOSHUA FINK IRA # 8008297,** 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.
Vline 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.

Being the same property conveyed to Ellis Real Estate, LLC, A Tennessee Limited Liability Company from George T. Vardaman, unmarried of record as Instrument No. 20240507-0033261, Register's Office for Davidson County, Tennessee, dated April 30, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- 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 30 DAY OF APRIL, 2024.

Ellis Real Estate, LLC

BY: _____
Colin Ellis
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COLIN ELLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ELLIS REAL ESTATE, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

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