Karen Johnson Davidson County
Batch# 1136295 DEEDWARR
05/17/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240517-0036746

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

SANDRA L. MITSOS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-25-2024

06-NSH24-07446

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Johnson 1311 Sunnymeade Drive Nashville, TN 37216	NEW OWNER	061 16 0 300.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joseph Leslie Ellis, Jr., David J. Ellis, and Honna Lee Rodriguez, devisees under the Last Will and Testament of Edith C. Ellis, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William Johnson, a single man**, hereinafter called the Grantees, their successors 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. 50 and the easterly one-half of Lot No. 51 of Block D on Map of Re-Subdivision of Sunny Meade, of record in Book 974, pages 56 and 57, of the Register's Office for said County.

Said Lot No. 50 and the easterly one-half of Lot No. 51, front together 75 feet on the northerly side of Sunnymeade Avenue and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Edith C. Ellis, by Warranty Deed from Robert L. Ballow and wife, Betty Ballow, of record in Book 7435, Page 504, in the Register's Office of Davidson County, Tennessee, dated December 22, 1987, and recorded on December 28, 1987. The said Edith C. Ellis died on March 29, 2022, devising subject property to Joseph Leslie Ellis, Jr., David J. Ellis and Honna Lee Rodriguez. See Will in Instrument No. 20240509-0034339. Christopher Allen Mildred having passed on January 26, 2024, extinguishing his life estate in said property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1311 Sunnymeade Drive, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of May, 2024

Joseph Leslie Ellis, Jr., David J. Ellis, and Honna Lee Rodriguez, devisees under the Last Will and Testament of Edith C. Ellis, deceased

Joseph Leslie Ellis, Jr.

David J. Ellis

Honna Lee Rodriguez

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joseph Leslie Ellis, Jr., 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 within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 15th day of May, 2024.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David J. Ellis, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 15th day of May, 2024.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named ~~Hanna~~ Honna Lee Rodriguez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt Juliet, Tennessee, this 15th day of May, 2024.

Notary Public

My Commission Expires: _____

SANDRA L. MITSOS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 06-25-2024

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Sandy Mitsos *(custodian's name)*, 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 Dec 15, 2024 *(date of document)*.

Custodian's Signature — 5/16/24 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 16th day of May, 2024

Notary Public

MY COMMISSION EXPIRES: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY