Karen Johnson Davidson County Batch# 1146780 DEEDWARR 06/13/2024 12:04:30 PM 3 pgs Fees: $18.00 Taxes: $1,498.50 20240613-0044347	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $405,000.00 Jennifer Russell Affiant Subscribed and sworn to before me this 10th day of June. Notary Public My commission expires: 10/15/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map, Parcel, Insp. Area
Jonathan Ricci	**UMORTGAGE, LLC**	**032090008800**
2129 Quail Ridge Dr	100 N 18th Street	
Nashville, TN 37207	Philadelphia PA	19103

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Latroy Ellison, married and Rodney Ellison, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonathan Ricci, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 110, Plan of Quail Ridge, Section Three, of record in Plat Book 7900, Page 160, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Gloria Ellison, by Quitclaim Deed from Alfredo Lopez, Jr, dated July 20, 2000, of record in Instrument No. 200007280074491, in the Register's Office for Davidson County, Tennessee. Gloria Ellison died intestate on on September 17, 2023, leaving Latroy Ellison and Rodney Ellison as her sole heirs at law: reference to Affidavit of Heirship of record in Instrument No. 20231018-0081566, said Register's Office. Grantor herein makes oath that subject property was neither his/her principal residence, nor the principal residence of his/her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2129 Quail Ridge Dr, Nashville, TN 37207.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Latroy Ellison Date: 6/3/21
Latroy Ellison

Rodney Ellison Date: 6/3/21
Rodney Ellison

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Latroy Ellison and Rodney Ellison, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of June 2021, _____.

NOTARY PUBLIC

My Commission Expires: 7/7/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Danielle Watson, 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 6/3/24.
Date

Danielle Watson
Affiant Signature

6/3/24
Date

State of TN
County of Rutherford

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

My Commission Expires: 6/23/28

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY