Karen Johnson Davidson County
Batch# 1148063 DEEDWARR
06/17/2024 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $2,497.13
20240617-0045223

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $674,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 14th day of June, 2024.

NOTARY PUBLIC

My commission expires:

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS
Michael Ellsworth and Laurel Ellsworth	Liberty Federal Credit Union	180-03-0A-089.00 CO
(NAME)	(NAME)	
816 Holt Grove Court	P.O. Box 5129	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Evansville, IN 47116-5129	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Deidra L. Piatt and Jeffery W. Piatt, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Ellsworth and Laurel Ellsworth, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Section 2B, Stone Creek Park, of record in Book 9700, pages 793 and 794 (erroneously shown on prior deeds as Book 9700, page 266, amended in Book 9700, page 793), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DEIDRA L. PIATT AND JEFFERY W. PIATT, WIFE AND HUSBAND, by deed from KEITH E. HAYES AND LARA M. HAYES, HUSBAND AND WIFE, of record as Instrument No. 20031002-0145499, dated September 30, 2003, said Register's Office.

This property is __unimproved _X_improved property known as: 816 Holt Grove Court, Nashville, TN 37211

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness my hand this 11 day of JUNE, 2024.

Deidra L. Piatt

Deidra L. Piatt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deidra L. Piatt, the herein bargainor, 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 and official seal, this the 11 day of JUNE, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Witness my hand this 11 day of JUNE, 2024.

Jeffery W. Piatt

Jeffery W. Piatt

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffery W. Piatt, the herein bargainor, 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 and official seal, this the 11 day of JUNE, 2024.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart Rouse, 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 6/14/24.

Date

Celia Stewart Rouse

Affiant Signature

6/14/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 14th day of June, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY