This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-3603-AJ

Karen Johnson Davidson County
Batch # 1149783 DEEDWARR
06/24/2024 12:48:21 PM 2 pgs
Fees: $13.00 Taxes: $1,128.50
20240624-0046789

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Danny R Potts
Affiant

Subscribed and sworn to before me, this the 21st day of June, 2024.

Notary Public
My Commission Expires: 6/22/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Christina Ellis and Eli Campbell 333 Scotts Creek Place Nashville, TN 37076	Mortgage Investors Group 8320 E. Walker Springs Lane Ste 200 Knoxville TN 37923	075 12 0A 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, we, **Steven Ray Guy and Donita Sue Guy, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Christina Ashton Ellis and Eli S Campbell, wife and husband** 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. 33 on the REVISED PLAN OF CEDAR CREEK, PHASE ONE, of record in Plat Book 6900, page 848, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Steven R. Guy and wife, Donita Sue Guy, by Warranty Deed from Kris R. Schachtschneider, dated November 18, 2014 and recorded on November 19, 2014 in Instrument No. 20141119-0106770, Register's Office of Davidson County, Tennessee. Steven Ray Guy and Steven R Guy are one in the same.

This is improved property located at: **333 Scotts Creek Place, Nashville, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of June, 2024.

GRANTOR:

Steven Ray Guy

Donita Sue Guy

Donita Sue Guy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Ray Guy and Donita Sue Guy, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **18th** day of June, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: March 3, 2026