This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1155708 DEEDWARR
07/09/2024 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20240709-0051335

State of TN }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $205,000.00

Laura Susan Bond
Affiant Signature

Subscribed and sworn to before me on this the 3 day of July, 2024.

Notary Public

My Commission expires _____/_____/_____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Laura Susan Bond
113 Ellington Place
Madison, TN 37115

SEND TAX BILLS TO:
Community Mortgage LLC, ISAOA DBA Community Advisors
19045 East Valley View Parkway, Suite F
Independence, MO 64055

MAP AND PARCEL NUMBER: Tax ID #: 051100B03400CO

WARRANTY DEED

24NT00591

Effective the 3 Day of July, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jasmine Wright, a single woman

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Laura S. Bond, a single person

Hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No.113 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" on the Master Deed of record in Book 6984, Page 84, as amended in Instrument No. 20090603-0051203, Register's office for said County, to which Reference is here made for a more particular description, and being part of the land shown on the subdivision plat of Ellington Place Condominiums, of record in Book 6250, Page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jasmine Wright, a single woman from Patricia G. Wright or Donald K. Wright, by Warranty Deed dated 09/20/2018 and recorded 09/21/2018 in Instrument No. 20180921-0093885, Register's Office of said County.

This is an improved property commonly known as: 113 Ellington Pl, Madison, TN 37115-5150

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, their heirs and assigns, forever. I do covenant with said GRANTEE 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, expect for those matters appearing of record and real property taxes. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, their heirs and assigns, against all 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 our hands this the 30th day of July, 2024.

Jasmine Wright

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, , **Jasmine Wright** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My commission expires: 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

CAROL B CHRISTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires 12/27/2027

True Copy Certification

I, **Pam Autry,** 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 this the 3 day of July, 2024.

Affiant Signature

Date 7/3/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3 day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

