Karen Johnson Davidson County
Batch# 1158377 DEEDWARR
07/15/2024 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,316.83
20240715-0053188

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

The actual consideration or value whichever is greater, for this transfer is **$355,900.00**

Subscribed and sworn to before me this 26th day of June, 2024.

**Notary Public** **Affiant**
My Commission Expires: 11-3-2025

**WARRANTY DEED**

| Address New Owner(s): | Send Tax Bills To: | Map-Parcel No(s). |
|---|---|---|
| **Yassell Elizondo & Vladimir Rodriguez**<br>**508 May Drive**<br>**Nashville, TN 37115** | Same as New Owner | **043-06-0-153.00** |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Ronald Preston Elliott, Jr.**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Yassel Martinez Elizondo and Vladimir S Urbino Rodriguez, married to each other**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot(s) 4, as shown on the map entitled the Plan of Farview, Section 2, of record in Book 3600, page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to RON ELLIOTT AND WIFE, LESLIE ELLIOTT, by deed from ROBERTA POSEY AND VIVIAN R. MCKINNEY, EXECUTORS AND DEVISEES UNDER THE LAST WILL AND TESTAMENT OF WALTER RIDGE, DECEASED, of record in Instrument No. 20070112-0005531, dated January 5, 2007, said Register's Office. The said Leslie Elliott having since died on or about August 24, 2021, leaving Ron Elliott the surviving tenant by the entirety. The said Ron Elliott having since died testate on or about December 19, 2023. leaving said property to Ronald Preston Elliott, Jr. pursuant to his Last Will and Testament of record in the Seventh Circuit Probate Court of Davidson County, Tennessee, Docket No. 24P89.**

**This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.**

**This is improved property known as: 508 May Drive, Nashville, TN 37115**

**This conveyance is subject to all restrictions, easements and planning documents of record.**

**TO HAVE AND TO HOLD** said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the sing ılar and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of June, 2024.

Ronald Preston Elliott Jr.

**Ronald Preston Elliott, Jr.**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **Ronald Preston Elliott, Jr.**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 28th day of June, 2024.

My Commission Expires: 12/03/2024

NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

**Tennessee Certification of Electronic Document**

I, Connie Taylor, 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 6/28/24 (date of document).

Affiant Signature

6/28/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

