Karen Johnson Davidson County
Batch# 1178330 DEEDWARR
09/06/2024 08:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20240906-0068574

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240748377

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Melanie Holt
Affiant

Subscribed and sworn to before me, this 5th day of September, 2024.

Susan Morelli
Notary Public
My Commission Expires: 08/17/2025

SUSAN MORELLI TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Godwin Otuno and Jumoke Ruth Otuno 324 Haywood Lane Nashville TN 37211	New Owner 619 Promise Way Murfreesboro, TN 37128	Tax Parcel ID No. 147-12-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Corynne D. Ellis, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Godwin Otuno and Jumoke Ruth Otuno, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Ellis Subdivision, of record in Plat Book 7900, page 567, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a part of the same property conveyed to CHARLES G. ELLIS AND WIFE, CORYNNE D. ELLIS, by deed from C. VANCE HICKERSON AND WIFE, RUBY HAMILTON HICKERSON, of record in Book 2038, page 446, dated March 6, 1952, said Register's Office.

Charles G. Ellis having since died on December 8, 2016. His interest in said property having transferred to Corynne D. Ellis upon his death.

Pamela E. Holt executed this Warranty Deed on behalf of Corynne D. Ellis pursuant to a Power of Attorney recorded in Instrument No. 20240722-0054609, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 147-12-0-030.00.

Matters shown on the Plan of record in Plat Book 7900, page 567, said Register's Office.

This is improved property located at 324 Haywood Lane Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 5th day of September, 2024.

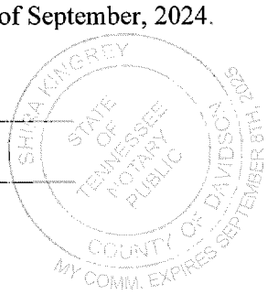
Corynne D. Ellis by Pamela E. Holt, her Attorney-in-Fact

Corynne D. Ellis by Pamela E. Holt, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pamela E. Holt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Corynne D. Ellis and that she is authorized by Corynne D. Ellis to execute this instrument on her behalf.

Witness my hand, at office, this 5th day of September, 2024.



Notary Public
My Commission Expires: _____

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Melanie Judd, 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 September 5, 2024.

Melanie Judd
Custodian's Signature

9/5/24
date

STATE OF TENNESSEE
COUNTY OF Williamson Rutherford

Sworn to and subscribed before me this September 5, 2024.

Susan Morelli
Notary Public

MY COMMISSION EXPIRES: 08 17 2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD