Karen Johnson Davidson County
Batch# 1181371 DEEDWARR
09/13/2024 11:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240913-0070776

Warranty Deed

	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Wilson The actual consideration or value, whichever is greater, for this transfer is $500,000.00. Sophia R Massey Affiant Subscribed and sworn to before me, this the 12th day of September, 2024. Notary Public My commission expires: 3.8.2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sophia R. Massey	CMG Mortgage, Inc.	106-14-0-185.00
2116 Bluejay Court	3160 Crow Canyon Rd., Ste 400	
Hermitage, TN 37076	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHNNY B. ELLIS, JR AND BRITTANY ELLIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOPHIA R. MASSEY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 3 on the Plan of Addition to Sharpe Park of record in Plat Book 5200, Page 246, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Stephen Atwell, an unmarried man by Warranty deed from Tom C. Fisher, Jr. and wife, June M. Fisher of record in Book 10724, page 156, Register's Office for Davidson County, Tennessee, dated December 12, 1997 and recorded on December 17, 1997

Being the same property conveyed to Johnny B. Ellis, Jr and Brittany Ellis, husband and wife by Warranty Deed from Mark Stephen Atwell, a married man of record in Instrument No. 20230810-0061871 Register's Office for Davidson County, Tennessee, dated August 08, 2023 and recorded on August 10, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1905 South Lyle Lane, Units A & B, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 12th day of September, 2024.

Johnny B. Ellis, Jr

Brittany Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Johnny B. Ellis, Jr and Brittany Ellis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12th day of September, 2024.

Notary Public

My Commission Expires: 3-3-26

STEVE MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

$3.60 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers do hereby make oath that I am a licensed attorney and/or 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 12,2024.

Kim Rogers
Affiant
Date: September 12, 2024

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 12 day of September, 20 24

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY