WARRANTY DEED

Karen Johnson Davidson County
Batch# 1183371 DEEDWARR
09/18/2024 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20240918-0072421

File No. AP-24-7542

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Anna K Walton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Green and Anna K. Walton	**CMG Mortgage, Inc**	
(NAME)	(NAME)	
1825 McEwen Avenue	**3160 Crow Canyon Road, #400**	083-10-0-468.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Brooke Wasson Ellenberger, Trustee of The Ellenberger Family Trust dated November 12, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Green and Anna K. Walton, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 43 on the Plan of Map of McEwen Place of record in Plat Book 332, Page 133, 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 Brooke Ellenberger, Unmarried, by Warranty Deed from Woodland Street Partners, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150420-0034967, in the Register's Office of Davidson County, Tennessee, dated April 15, 2015 and recorded on April 20, 2015.

Being the same property conveyed to The Ellenberger Family Trust, Brooke Wasson Ellenberger, Trustee by Quitclaim Deed from Brook Ellenberger, unmarried of record in Instrument No. 20211116-0152245 Register's Office for Davidson County, Tennessee, dated November 12, 2021 and recorded on November 16, 2021.

This is property more commonly known as 1825 McEwen Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 12 day of September, 2024.

The Ellenberger Family Trust dated November 12, 2021

By: _____
Brooke Wasson Ellenberger, Trustee

STATE OF South Carolina
COUNTY OF Pickens

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Brooke Wasson Ellenberger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of The Ellenberger Family Trust U/A/D November 12, 2021 the within named bargainor, and that she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by herself as Trustee.

Witness my hand, at office, this 12 day of September, 2024.

Yolonda C. Lowe
Notary Signature
My commission expires:

YOLONDA C. LOWE
NOTARY PUBLIC
STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES:
07/25/2033

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 12, 2024**

Affiant Signature

09/18/2024
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **September 18, 2024**

Notary's Signature
My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY