Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1196659 DEEDWARR
10/22/2024 03:06:57 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20241022-0082165

Name and Address of New Owner:
Ellis C&C, LLC
1004 Delmas Avenue
Nashville, TN 37216

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: PARENT PARCEL 072-09-0-239

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sell My House Fast TN, LLC, a Tennessee limited liability company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ellis C&C, LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat Re-Subdivision of Lot No. 37 on the Map of East Hill Addition, recorded in Plat Instrument 20240805-0059557, Affidavit of Scrivener's Error in Instrument No. 20240815-0062537, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being part of the same property conveyed to Sell My House Fast TN, LLC by Warranty Deed dated August 14, 2024, from Frank B. Allen, unmarried, recorded August 15, 2024 in Instrument No. 20240815-0062622 in the Register's office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of October, 2024.

Sell My House Fast TN LLC

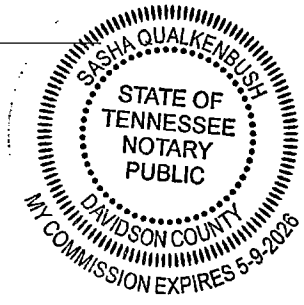
By: _____
Tasha Rose DeRegis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Tasha DeRegis, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Member of Sell My House Fast TN, LLC, the within named bargainor, and she as such Member being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Sell My House Fast TN, LLC, by herself as Member.

Witness my hand, at office, this 18th day of October, 2024.

_____
Notary Signature
My commission expires:



AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $495,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of October, 2024.

Notary Signature
My commission expires:

