WARRANTY DEED Karen Johnson Davidson County Batch# 1207029 DEEDWARR 11/20/2024 11:12:30 AM 3 pgs Fees: $18.00 Taxes: $1,535.50 20241120-0090326 File No. EM-24-8177	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Margaret Drewry Walsh	**New Owner**	
(NAME)	(NAME)	
4500 Post Road, C35	**Property**	103-14-0A-035.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **The Estate of Diane Ellis**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Margaret Walsh, a married woman**, 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:

A Condominium Apartment In Davidson County, Tennessee, being Unit No. C-35, of the Hillwood Condominium. Revised, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 6250. Page 503, Register's Office for said County, to which source reference is hereby made for a more complete detailed description.

Being the same property conveyed to Richard J. Connor and Brenda Connor by Warranty deed from David C. Simcox and wife, Elizabeth Y. Simcox of record in Instrument No. 20160705-0068523 Register's Office for Davidson County, Tennessee, dated June 30, 2016 and recorded on July 05, 2016. (Value of consideration shown in aforementioned deed $310,000.00.)

Being the same property conveyed to Diane Ellis, unmarried by Warranty Deed from Richard J. Connor and Brenda Connor, husband and wife, dated May 21, 2021 and recorded May 24, 2021 in Instrument No. 20210524-0069810, Register's Office of Davidson County, Tennessee. Diane Ellis subsequently married Timothy Ray Frantz on December 6, 2021. Diane Ellis a/k/a Connie Diane Ellis subsequently died testate on September 23, 2023, and her estate is being administered for Probate in case No. 23P2205, in the Circuit Court for Davidson County, Tennessee. Pursuant to the terms of her Last Will & Testament, Diane Ellis devised the subject property to Timothy Ray Frantz as part of her residue estate.

This is property more commonly known as 4500 Post Road, C35, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 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 13th day of November, 2024.

The Estate of Diane Ellis

By: _____
Timothy Ray Frantz, Beneficiary Under Last Will and Testamate

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2024, before me personally appeared Timothy Ray Frantz Beneficiary Under Last Will and Testamate of The Estate of Diane Ellis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2024.

_____
Notary Signature
My commission expires: 3.3.2026

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The Estate of Diane Ellis

By: _____
Timothy Ray Frantz, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of November, 2024, before me personally appeared Timothy Ray Frantz Executor of The Estate of Diane Ellis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2024.

_____
Notary Signature
My commission expires: 3.3.2026

SARAH SIMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Emily Manno, 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 **11/13/24**.

Date

Affiant Signature

11/13/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **13** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026