Karen Johnson Davidson County
Batch# 1210695 DEEDWARR
12/02/2024 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20241202-0093639

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-5131

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 2 day of ~~November~~ Dec, 2024

Notary Public

Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jamal Park and Elizabeth Faye Park 2757 Thornton Grove Blvd #300 Nashville, TN 37207	New Owner	050-02-0D-156.00-CO

WARRANTY DEED

FOR AND IN 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,

Amber Ellis, unmarried and Sydney Ellis, married, as tenants in common with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jamal Park and Elizabeth Faye Park, husband and wife,

HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 156 on the plan of Thornton Grove Phase 2B Horizontal Property Regime, filed as Exhibit to and established by First Supplement and Amendment to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (Annexing Phase 1B & 1C), of record in Instrument No. 20201209-0143747, having been amended by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Thornton Grove and Declaration of Covenants, Conditions and Restrictions for Thornton Grove Townhomes, a Townhome Planned Unit Development (Horizontal Property Regime with Private Elements) (annexing Phase 2B Townhome Property) in Instrument No. 20220421-0046291, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Amber Ellis, unmarried and Sydney Ellis, married, as tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20230518-0037228 Register's Office for Davidson County, Tennessee, dated May 18, 2023 and recorded on May 18, 2023.

This property has never been a primary residence of either grantor's or their spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2757 Thornton Grove Blvd #300, Nashville, TN 37207

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 so 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.

Dated this the 4th day of November, 2024.

Amber Ellis

Amber Ellis

Sydney Ellis

Sydney Ellis

STATE OF TENNESSEE
COUNTY OF Sumner

On this 4th day of November, 2024, before me personally appeared Amber Ellis and Sydney 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 4th day of November, 2024.

CHASITY PETTY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/27/2026
SUMNER COUNTY

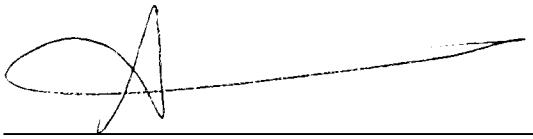
Chasity Petty

Notary Signature
My commission expires: 9/27/26

WHEN RECORDED RETURN TO
Icon Title, LLC
450 St Andrews Dr
Murfreesboro, TN 37128
File No. B-4980-AJ

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 11/04/2024.



Affiant Signature — Date: 12/02/2024

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12/02/2024.



Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal