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

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241249592

Karen Johnson
Batch # 1221192
12/30/2024 10:33:18 AM
Fees: $13.00 Taxes: $2,586.30

Davidson County
DEEDWARR
2 pgs

20241230-0100939

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $699,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of December, 2024.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael K. Ellis and Amy T. Ellis 4400 Belmont Park Terrace #199 Nashville TN 37215	New Owner	Tax Parcel ID No. 131 03 0C 199.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Brent Duke and Sarah Alycia Wilhite a/k/a Sarah Wilhite Duke, a one-half (1/2) undivided ownership interest as tenants by the entireties** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael K. Ellis and Amy T. Ellis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 199, as shown on the map entitled ARDEN PLACE SECTION SEVEN, of record in Plat Book 4955, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Brent Duke and Sarah Alycia Wilhite a/k/a Sarah Wilhite Duke, a one-half (1/2) undivided ownership interest as a tenant by the entireties, by Quitclaim Deed from and Sarah Alycia Wilhite a/k/a Sarah Wilhite Duke, of record in Instrument No. 20240207-0008561, in the Register's Office of Davidson County, Tennessee, dated February 07, 2024 and recorded on February 07, 2024.

Being the same property conveyed to Sarah Alycia Wilhite, unmarried, by Quitclaim Deed from Sarah W. Baker, unmarried, of record in Instrument No. 20211209-0163429, in the Register's Office of Davidson County, Tennessee, dated November 18, 2021 and recorded on December 09, 2021.

Being the same property conveyed to Sarah W. Baker, by Warranty Deed from Del Hickman and Mary Page Hickman, husband and wife and Emily Page Hickman, unmarried, of record in Instrument No. 20211118-0153716, in the Register's Office of Davidson County, Tennessee, dated November 16, 2021 and recorded on November 18, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION SEVEN, ARDEN PLACE, as recorded in Plat Book 4955, Page(s) 90.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4754, Page 455, as Supplementary recorded in Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and amendment recorded in Instrument No. 20070816-0098235, Instrument No. 20140801-0069316, Instrument No. 20171017-0106296 and Instrument No. 20211229-0171164.

Charter for Arden Place Home Owners Association, Inc. recorded as Book 4749, Page 634.
Common Open Space Deed recorded as Book 5163, Page 388.

This is improved property located at 4400 Belmont Park Terrace #199 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of December, 2024.

James Brent Duke
James Brent Duke

Sarah Wilhite Duke
Sarah Alycia Wilhite a/k/a Sarah Wilhite Duke

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James Brent Duke and Sarah Alycia Wilhite a/k/a Sarah Wilhite Duke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of December, 2024.

Notary Public
My Commission Expires: _____

