Karen Johnson Davidson County
Batch# 1226702 DEEDWARR
01/15/2025 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,274.65
20250115-0003350

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 241249537

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $344,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2025.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/24/28

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Luke Charlton and Meagan Charlton 250 Bonnacroft Dr Hermitage TN 37076	Primis Mortgage Company 5535 Currituck Dr., Ste 120 Wilmington, NC 28403	Tax Parcel ID No. 075-09-0-075.00

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, **Jonathan Ellett and Rosa Ellett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Luke Charlton and Meagan Charlton, a married couple**, ("Grantees"), their 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 Lot No. 98 on the Plan of Hermitage Hills, Section 1 of record in Plat Book 2900, Page (s) 48 and 49, 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 Jonathan Ellett and Rosa Ellett, husband and wife by General Warranty Deed from Michael Wortham and spouse, Tonya R. Wortham of record in Instrument No. 20210203-0015238 Register's Office for Davidson County, Tennessee, dated January 29, 2021 and recorded on February 03, 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.

Taxes for the year 2025, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 48 and 49 and amendment to plan in Book 3135, Page 106, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2992, Page 53 and Book 2998, Page 231, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 250 Bonnacroft Dr Hermitage TN 37076

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, Grantors have executed this instrument on this 15th day of January, 2025.

Jonathan Ellett

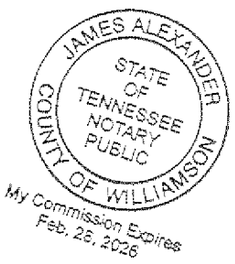
Rosa Ellett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan Ellett and Rosa Ellett, 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 15th day of January, 2025.

Notary Public
My Commission Expires: _____



Certification of Recorded Documents

I, Karen Suggs, 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 January 15, 2025.

(AFFIANT) – Karen Suggs

01/15/2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 15th day of January, 2025.

My commission expires: 11/2/26

Notary Public