

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Maury
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $370,000.00.

Diana Carpenter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th day of January, 2025.

NOTARY PUBLIC

My commission expires: 5.14.25

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
William Benson Ellis and Wendy Cooper Porcelli and Carmela Porcelli	SAME AS NEW OWNER	154-00-0-068.00
(NAME)	(NAME)	
3927 New Highway 96W		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		

Karen Johnson Davidson County
Batch# 1233033 DEEDWARR
02/03/2025 02:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20250203-0008059

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Patricia Ann Vadnais, an unmarried woman,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **William Benson Ellis and Wendy Cooper Porcelli, husband and wife and Carmela Porcellio, a single person, as tenants in common with right of survivorship**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

LAND in the 9th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on an unrecorded survey of the George Umstead property by J. R. Underwood, Surveyor, dated October 6, 1973, as follows:

BEGINNING at a point in the northerly margin of Poplar Creek Road, said point being the southwest corner of Lot No. 3 on said survey and the southeast corner of the property herein described; thence with the margin of Poplar Creek Road northwestwardly 148.5 feet to a point; thence leaving the northerly margin of Poplar Creek Road N 16 deg. 17' E 890.5 feet to a point; thence N 53 deg. 40' E 203.8 feet to a point; thence S 15 deg. 30' W 1100.5 feet to the point of beginning, and containing 3.0 acres.

Being the same property conveyed to PATRICIA V. CHICK by deed from PATRICIA A. LOVELL, UNMARRIED, of record in Book 9896, page 495, dated December 13, 1995, said Register's Office.

PATRICIA ANN VADNAIS FORMERLY KNOWN AS PATRICIA V. CHICK, AN UNMARRIED WOMAN, conveyed said property to PATRICIA ANN VADNAIS, AN UNMARRIED WOMAN, by Quitclaim Deed of record as Instrument No. 20050418-0042415, dated April 2, 2005, said Register's Office.

This property is __unimproved _X_improved property known as: 9004 Poplar Creek Road, Nashville, TN 37221.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 30th day of January, 2025.

Patricia Ann Vadnais

Patricia Ann Vadnais

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Patricia Ann Vadnais, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of January, 2025.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 30, 2025.

Affiant
Date: February 3, 2025

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3rd day of February 2025

Notary Public

My Commission Expires: 6-14-26

