WARRANTY DEED

Karen Johnson
Batch # 1233756
02/04/2025 11 35 32 AM
Fees $13 00 Taxes $1,406 00

Davidson County
DEEDWARR
2 pgs

20250204-0008369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2025

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc , 217 Pineway Drive, Nashville, TN 37217

File No.. 24-0729

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Caitlin Smith and Lawrence Michael Elkin	DIRECT MORTGAGE LOANS, LLC	Map: 02512008500
(NAME) 105 Connor Dr.	(NAME) 11011 McCORMICK RD #400	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) HUNT VALLEY, MD 21031	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS ($380,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

STEPHEN G. FILLIS, JR., AN UNMARRIED MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAITLIN SMITH, UNMARRIED, AND LAWRENCE MICHAEL ELKIN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No. 25, according to the Plan of Ranchwood Estates, Section II, of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot

Being the same property conveyed to Stephen G. Fillis, Jr , an unmarried man, by deed from Jason C. Harrison and wife, Amanda Delores Harrison, of record in Instrument No 20150831-0088200, dated August 28, 2015, Register's Office for said County.

This conveyance is made subject to. (1) 2025 taxes, which have been prorated and assumed by the Grantees, (2) All matters appearing on the Plan of record in Plat Book 3600, Page 67, said Register's Office, (3) Transmission Line Easement of record in Book 3248, Page 55, Register's Office said County.

This conveyance is subject to Restrictive Covenants of record in Book 3797, Page 290, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 105 Connor Dr , Goodlettsville, TN 37072
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

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 hand this 30th day of January, 2025

Stephen G Fillis, Jr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen G Fillis, Jr , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained

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

My Commission Expires 2-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. JM-BMR-24-105