WARRANTY DEED

Karen Johnson Davidson County
Batch# 1245863 DEEDWARR
03/11/2025 01:58:30 PM 4 pgs
Fees: $23.00 Taxes: $2,867.50
20250311-0018410

Lenders Title Company
Brentwood Office
8119 Isabella Lane, Suite 104
Brentwood, TN. 37027
25-00 2098-524

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Michelle Kindy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2025.

Patricia L Hurst
Notary Public

PATRICIA L HURST STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 03-15-2025

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

File No.: 25-0085

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patrick Ellison and Kaitlyn Ellison	New Owner	Map: 172130A04500CO
(NAME) 221 Newton Nook	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($775,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TIMOTHY W. CLARK, JR. AND WIFE, MACY CLARK,

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

PATRICK ELLISON AND WIFE, KAITLYN ELLISON,

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:

Land in Davidson County, Tennessee, being Lot 114 as shown on the map entitled Section One, Williams Grove, of record in Book 9700, Page 580-582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy W. Clark, Jr., by Executor's Quitclaim Deed from Peggy M. Bowling, Executor of The Estate of Robert E. Bowling, deceased, of record in Instrument No. 20201102-0127763, dated October 29, 2020, Register's Office for said County. And being the same property conveyed to Timothy W. Clark, Jr. and Robert E. Bowling, as joint tenants with right of survivorship, by deed of record in Instrument No. 20180402-0030305, said Register's Office.

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 9700, Page 580-582, said Register's Office; (3) Easement to Metropolitan Government of Nashville and Davidson County of record in Book 11383, Page 728, in the Register's Office for Davidson County, Tennessee; (4) Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20010514-0049489, in the Register's Office for Davidson County, Tennessee; (5) Charter for Homeowners Association of record in Book 10741, Page 671 and Instrument No. 20010618-0064214, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10741, Page 678, amended in Book 11167, Page 775, Book 11643, Page 316, Instrument No. 199912060300190 and Instrument No. 20010514-0049490, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 221 Newton Nook, Brentwood, TN 37027
(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 7th day of March, 2025.

Timothy W. Clark, 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 Timothy W. Clark, 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, 7th day of March, 2025.

My Commission Expires: 2·2·26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Witness my hand this 5th day of March, 2025.

Macy Clark

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Macy Clark with whom I am personally acquainted (or proved to me cn the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this. 5th day of March, 2025.

My Commission Expires: 12/09/2028

Notary Public

DIONNE CARVER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/09/2028
COUNTY OF WILLIAMSON

Tennessee Certification of Electronic Document

I, Michelle W. Kendig, do hereby make oath that I am a licensed attorney anc/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 3|7|25 (date of document).

Michelle W Kendig
Affiant Signature

3|10|25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 10TH day of March, 2025

Patricia L Hurtt
Notary Signature

My Commission Expires: _____

Notary's Seal

