Karen Johnson Davidson County
Batch# 1254175 DEEDWARR
03/31/2025 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20250331-0024153

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

This area for recording stamp

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES: _____.

(AFFIX SEAL)

MST 2025-0269

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Michael Hudson and Josep Robert Woods	**New Owner**	136-06-0-070.00
(NAME)	(NAME)	
284 Clearlake Dr W		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Ryan Ellis, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Michael Hudson and Joseph Robert Woods, a married couple,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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 No. 303, Section 5, Priest Lake Park, as shown on plat of record in Plat Book 4460, Pages 174-176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ryan Ellis, an unmarried man by Warranty Deed from Vickie R. Malbrue, unmarried of record in Instrument No. 20150223-0015515 Register's Office for Davidson County, Tennessee, dated February 20, 2015 and recorded on February 23, 2015.

Being the same property conveyed to Ryan Ellis and Megan J. Gertken both unmarried, as joint tenants with rights of survivorship by Quitclaim Deed from Ryan Ellis, an unmarried man of record in Instrument No. 20150331-0027793 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on March 31, 2015.

Being the same property conveyed to Ryan Ellis by Quitclaim Deed from Megan J. Gertken, unmarried of record in Instrument No. 20190530-0051195 Register's Office for Davidson County, Tennessee, dated May 22, 2019 and recorded on May 30, 2019.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. 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 4460, Page (s) 174 through 176, inclusive, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 4698, Page 969, in the Register's Office for Davidson County, Tennessee.

This property, known as 284 Clearlake Dr W, Nashville, TN 37217
(House Number) (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/our hand(s) this 28th DAY OF MARCH, 2025.

Ryan Ellis

Nicole Ellis joins this conveyance for the express purpose of relinquishing all her right, title, and interest to said property, marital or otherwise.

N. Ellis

Nicole Ellis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Ryan Ellis and Nicole Ellis, 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 at office, this 28th day of March, 2025.

Notary Public

My commission expires: 8-12-2028

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(SEAL)

Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **March 28, 2025**.

Date

Allisyn G. Pinkston

Affiant Signature

3/31/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **31** day of **March**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025