Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $659,316.00.

Affiant

Subscribed and sworn to before me this 31st day of March, 2025.

Notary Public
My Commission Expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Karen Johnson Davidson County
Batch# 1255798 DEEDWARR
04/02/2025 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,439.47
20250402-0025161

File No.: 2025-1089

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick Michael Ellis	New Owner	
492 Saddle Dr, Nashville, TN 37221		142-02-0-259.00

WARRANTY DEED

For and in 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

Benjamin James Anholzer and Bailey Anholzer, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Patrick Michael Ellis

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Walnut Hill Manor, Section 1 of record in Plat Book 4460, Page 108, 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 Benjamin James Anholzer and Bailey Anholzer, husband and wife by Warranty Deed from Garrett G. Goodwin and Netanya Goodwin, husband and wife of record in Instrument No. 20200716-0077849 Register's Office for Davidson County, Tennessee, dated July 09, 2020 and recorded on July 16, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is __X__ improved _____unimproved property and the address of the herein described property is believed to be 492 Saddle Dr, Nashville, TN 37221, but such address is not part of the

legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 31st day of March, 2025.

Benjamin James Anholzer

Bailey Anholzer

STATE OF TENNESSEE
COUNTY OF WILSON

On this 31st day of March, 2025, before me personally appeared Benjamin James Anholzer and Bailey Anholzer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of March, 2025.

Notary Signature
My commission expires: 10/2/28

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 3/31/2025 (date of document).

Jennifer Pennell

4/2/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 4/2, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

