Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1267196 DEEDWARR
05/01/2025 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,524.40
20250501-0033493

39-B
File #25-1103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth J. Caffey, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ellen Shellnut, a married person**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit No. 34 on the Plan of Lion's Head Condominium, of record in Plat Book 5200, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Elizabeth J. Caffey, unmarried by Warranty Deed from Kelly L. Moore, unmarried of record in Instrument No. 20150515-0044900 Register's Office for Davidson County, Tennessee, dated May 06, 2015 and recorded on May 15, 2015.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4487 Post Place #34, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Ellen Shellnut 104 Thornhill Circle Athens, GA 30607	NEW OWNER	103-15-0B-034.00

WITNESS THE EXECUTION HEREOF this 29th day of April, 2025.

Elizabeth J. Caffey

Elizabeth J. Caffey

State of Mississippi)
County of Lee **)**

On this 29th day of April, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Elizabeth J. Caffey , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Jennifer G. Lockridge

Notary Public

My Commission Expires: 09/06/2025

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 94407 JENNIFER G. LOCKRIDGE Commission Expires Sept. 6, 2025 LEE COUNTY

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 412,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of April, 2025.

Notary Public

My Commission Expires: _____

JOHN W BISHOP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-10-2027

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of April, 2025.

Affiant Signature
Date 4/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of April, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027