Karen Johnson
Batch # 1272340
05/13/2025 10:22:08 AM
Fees: $13.00 Taxes: $2,063.68
Davidson County
DEEDWARR
2 pgs
20250513-0037474

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Jordan Ellis
3124 Stafford Dr
Nashville, TN 37214

MORTGAGEE
Primis Mortgage Company
5535 Currituck Dr., Suite 120
Wilmington, NC 28403

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

085-07-0-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Regeneration Investments, LLC** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jordan Ellis and Jessica Ellis, 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. 199 on the Plan of Stanford Country Club Estates, Section IV of record in Plat Book 2900, Page (s) 83 and 84, 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 Regeneration Investments, LLC by Warranty Deed from James R. Perry, an unmarried man of record in Instrument No. 20241007-0077745 Register's Office for Davidson County, Tennessee, dated October 04, 2024 and recorded on October 07, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is improved property known as **3124 Stafford Dr Nashville, TN 37214.**

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 8th day of May, 2025.

Eastland Construction, Inc.

By: Cynthia J. Raffield, member
Cynthia J. Raffield, Member

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Cynthia J. Raffield. as member respectively of Regeneration Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Cynthia J. Raffield is the member of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 8th day of May, 2025.

Jodie D Pelley
Notary Public

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10/2/2028

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $557,750.00.

Affiant

Subscribed and sworn to before me this 8th day of May, 2025.

Notary Public

My Commission Expires: 3.20.28

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY