WARRANTY DEED

Karen Johnson Davidson County
Batch# 1291560 DEEDWARR
06/30/2025 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,308.80
20250630-0051142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $624,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-0598

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S):
Blake Aaron McConnell and Thomas Ellison	JPMorgan Chase Bank	091-05-0X-002.00-CO
(NAME)	(NAME)	
126-B Duluth Ave	P.O. Box 78420	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Twenty-Four Thousand And No/100 Dollars ($624,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KALEI J. ELLSMORE, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKE AARON MCCONNELL AND THOMAS ELLISON, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property situated in Davidson County, Tennessee, being Unit B, Homes at 124 Duluth Avenue Townhomes, A Horizontal Property Regime With Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20170615-0060069, being shown on the plat attached thereto as Exhibit "D", 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 Kalei J. Ellsmore, a single woman by Warranty Deed from Jackson Builders, LLC of record in Instrument No. 20180814-0080400, in the Register's Office for Davidson County, Tennessee, dated August 10, 2018 and recorded on August 14, 2018.

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.

unimproved ☐
This is improved ☑ property, known as 126-B Duluth Ave, Nashville, TN 37209
(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 our hands this 18th day of June, 2025.

Kalei J. Ellsmore

Kalei J. Ellsmore

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of June, 2025, before me personally appeared Kalei J. Ellsmore, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee
Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 June 18, 2025.

Affiant Signature _____

June 18, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18th of June 2025.

Megan Crawford
Notary's Signature

MY COMMISSION EXPIRES: 10-25-26

