Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

Name and Address of New Owner:
John Ellett and Terri Elett
4969 Riverbank Drive
Nashville, TN 37076

Send Tax Bills To:

New Owner

Karen Johnson
Batch # 1313526
08/22/2025 08 05 21 AM
Fees $18 00 Taxes $2,331 00

Davidson County
DEEDWARR
3 pgs

20250822-0067192

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 085 04 0A 465.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Landon Mauck and Brittany Mauck, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John F. Ellett and Terri M. Ellett, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 465, on the plan of FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 2 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20190211-0012587, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property

Being the same property conveyed to Landon Mauck and Brittany Mauck, husband and wife, his/her/their assigns by Deed dated December 30, 2019 from Meritage Homes of Tennessee, Inc., An Arizona Corporation, recorded December 31, 2019, in Instrument Number 201912310134924, in the Official Records of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This property more commonly known as 4969 Riverbank Drive, Nashville, TN 37076

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2025.

(SEAL)
Landon Mauck

Brittany Mauck (SEAL)
Brittany Mauck

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 19th day of August, 2025, before me personally appeared Landon Mauck and Brittany Mauck, 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 19th day of August, 2025.

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $630,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 19th day of August, 2025.

Notary Signature
My commission expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026