Karen Johnson Davidson County
Batch# 1327663 DEEDWARR
09/29/2025 07:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250929-0077072

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10 day of September, 2025.

(Affix Seal) Notary Public

My Commission Expires: 6/6/29

DANIEL L. STEPHENS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY My Comm. Expires 6/6/2029

2025-09-3331

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amie E. Ellis, Trustee of the Peas and Pod Revocable Trust dated September 9, 2025 213 Walking Horse Hill Nashville, TN 37211	NEW OWNER	Map/Parcel 172-08-0B-058.00-CO

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, **Jerry M. Ellis and wife, Jymmie Ann Ellis,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Amie E. Ellis, Trustee of the Peas and Pod Revocable Trust dated September 9, 2025**, hereinafter called the GRANTEE, its successors and assigns, that 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. 58 on the Plan of Final Plat, Phase Two, Bridle Downs (Formerly Forest Acres, Section Three, Phase One) of record in Plat Book 7900, Page 241, 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 Jerry M. Ellis and wife, Jymmie Ann Ellis and Todd C. Ellis and wife, Amie E. Ellis by Warranty Deed from Michael Joseph Thrain, unmarried of record in Book 11338, Page 889, Register's Office for Davidson County, Tennessee, dated February 04, 1999 and recorded on February 12, 1999.

Being the same property conveyed to Jerry M. Ellis and wife, Jymmie Ann Ellis by Quitclaim Deed from Todd C. Ellis and wife Amie E. Ellis of record in Instrument No. 20030401-0042855 Register's Office for Davidson County, Tennessee, dated August 28, 2002 and recorded on April 01, 2003.

This conveyance is subject to the following: Davidson County property taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1800 Champions Drive, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 10 day September, 2025.

Jerry M. Ellis

Jymmie Ann Ellis

STATE OF TENNESSEE
COUNTY OF Shelby

On this 10 day of September, 2025, before me personally appeared Jerry M. Ellis and Jymmie Ann Ellis, 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 10 day of September, 2025.

Notary Signature
My commission expires: 6/6/29

DANIEL L. STEPHENS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Comm. Expires 6/6/2029

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9-12-2025.

Date

Affiant Signature

9/12/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 12th day of Sept, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

