This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-7613-SL

Karen Johnson Davidson County
Batch# 1354675 DEEDWARR
12/05/2025 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $984.20
20251205-0096968

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $266,000.00.

Affiant

Subscribed and sworn to before me, this the 4th day of December, 2025.

Notary Public
My Commission Expires: 11-8-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven A. Ellis and Mary Elizabeth Hendry-Ellis 204 Lake Cove Old Hickory, AK 37138	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	108 16 0 066.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Anthony J. Garcia and Bernadette Garcia, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Steven A. Ellis and Mary Elizabeth Hendry-Ellis, husband and wife** (individually and/or collectively, "Grantee"), 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. 45A of the ZONE LOT DIVISION OF LOT NOS. 44 AND 45 OF SECTION II OF PERCY PRIEST WOODS of record in Plat Book 6250, Page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to Bernadette C. Garcia, and Anthony J. Garcia, by Warranty Deed from Arlene S. Bates, an Unmarried Woman, of record in Instrument No. 20171206-0124422, in the Register's Office of Davidson County, Tennessee, dated December 01, 2017, and recorded on December 06, 2017.

This is improved property located at: **1429 Timber Valley Drive, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2025.

GRANTOR:

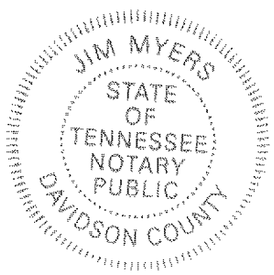
Anthony J. Garcia

Bernadette Garcia

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anthony J. Garcia and Bernadette Garcia, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of December, 2025.



Notary Public
My Commission expires: 11-8-2028

Tennessee Certification of Electronic Document

I, Emma Howard, 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 12/4/2025 (date of document).

Emma Howard
Affiant Signature

12/4/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 4 day of December, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL