WARRANTY DEED

Karen Johnson
Batch # 1361824
12/29/2025 10:11:26 AM
Fees: $13.00 Taxes: $732.60

Davidson County
DEEDWARR
2 pgs

20251229-0102572

W-CA-25-313

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Chris Mehr	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**043-13-0-290.00**
146 Gatone Dr.		
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MIKE J. URQUHART, ADMINISTRATOR OF THE ESTATE OF CONNIE ELLIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRIS MEHR,** hereinafter called the Grantee(s), his/her/its/their heirs, 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. 13 on the Plan of Crittenden Estates, Block "D" of record in Plat Book 974, Page 69, 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 Terry L. Ellis and Connie R. Ellis, husband and wife by Warranty Deed from Walter H. Carter, Trustee for 313 Cherry Street Trust of record in Instrument No. 20010911-0098909 Register's Office for Davidson County, Tennessee, dated August 31, 2001 and recorded on September 11, 2001. Terry L. Ellis having since died on or about June 25, 2016, vesting Connie R. Ellis as surviving tenant by the entirety.

Being the same property conveyed to Connie Ruth Ellis and Christin Dawn Childress, as joint tenants with common law rights of survivorship by Quit Claim Deed from Connie R. Ellis, single of record in Instrument No. 20180328-0029152 Register's Office for Davidson County, Tennessee, dated March 28, 2018 and recorded on March 28, 2018.

Being the same property conveyed to Connie R. Ellis, single by Quit Claim Deed from Connie Ruth Ellis, single and Cristin Dawn Childress, single of record in Instrument No. 20210604-0075317 Register's Office for Davidson County, Tennessee, dated June 03, 2021 and recorded on June 04, 2021.

Connie R. Ellis having since died on February 13, 2024. By Order of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 24P1743, Mike J. Urquhart, Administrator of the Estate of Connie Ellis, was ordered to sell and convey the above described property.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Plat Book 974, Page 69, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **313 Cherry St., Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF DECEMBER, 2025.

The Estate of Connie Ellis

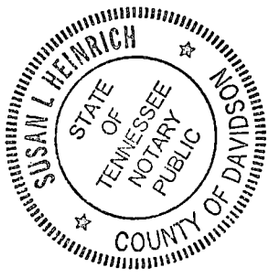
BY: _____
Mike J. Urquhart
Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE J. URQUHART, ADMINISTRATOR of the THE ESTATE OF CONNIE ELLIS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 23rd of December, 2025.

_____
Notary Public
My Commission Expires: 7/9/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212