Name and Address of New Owner:
Rosie Franco

Send Tax Bills To:
Rosie Franco

Karen Johnson Davidson County
Batch# 1387055 DEEDWARR
03/02/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260302-0016111

This Instrument Prepared By:
Priority Title LLC
239 Veterans Parkway, Suite B
Murfreesboro, TN 37128

Map & Parcel No: 053-14-0B-004.00-CO

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, **Rycine Ellison, an unmarried man and Michelle Jones, an unmarried woman, who acquired title as Rycine Ellison and Michelle Ellison, Husband and Wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rosie Franco, a single woman**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the plan of 1st Revision Final Plat of the Woods of Neely's Bend, Phase 3, of record in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rycine Ellison and Michelle Ellison, husband and wife by Warranty Deed from Kevin Colin, dba Maple Building Group of record in Instrument No. 20190607-0054796 Register's Office for Davidson County, Tennessee, dated June 04, 2019 and recorded on June 07, 2019.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 12th day of February, 2026.

_____(SEAL)
Rycine Ellison

_____(SEAL)
Michelle Jones

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 12th day of February, 2026, before me personally appeared Rycine Ellison and Michelle Jones, 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 12th day of February, 2026.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028

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 $480,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 12th day of February, 2026.

_____
Notary Signature
My commission expires: 6/16/29

BRANDI BRASCH
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 2/12/2026 (date of document).

Affiant Signature

2/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202603020016111