WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29

(AFFIX SEAL)

ADAM H. JEFFERSON
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
January 22 2029
COUNTY OF DAVIDSON

DM-TRA-26-219

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

Karen Johnson
Batch # 1464588
08/26/2026 01:41:49 PM
Fees: $13.00 Taxes: $712.25

Davidson County
DEEDWARR
2 pgs

20260826-0079260

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Nancy J. Harris and Tjuana O. Reed	**Same as New Owner**	
(NAME)	(NAME)	**051-10-0B-072.00-CO**
219 Ellington Place		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **DESTINY HANKS AND COURTNEY BOYD, MARRIED TO EACH OTHER AND MICHELLE D. BRIGHT-HANKS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NANCY J. HARRIS, SINGLE, AND TJUANA O. REED, MARRIED,** 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 Unit No. 219, a Horizontal Property Regime, which is located on the plan of Ellington Place condominiums, according to Exhibit "A" on the Master Deed of record in Book 6984, Page 84, in the Register's Office of Davidson County, Tennessee, and being part of the land shown on the subdivision plat of Ellington Place Condominiums more particularly described in Plat Book 6250, Page 829, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Destiny Hanks, single, and Michelle D. Bright-Hanks, married, as joint tenants with right of survivorship by Warranty Deed from Kenneth G. Redden, a single man of record in Instrument No. 20210702-0090063 Register's Office for Davidson County, Tennessee, dated June 28, 2021 and recorded on July 02, 2021.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Ellington Place Condominiums of record in Plat Book 6250, Page 829, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6720, Page 332, Book 6818, Page 599, Book 6984, Page 84, Book 6984, Page 126 as amended in Instrument No. 20090603-0051203, Register's Office for Davidson County, Tennessee.
- Appointment of Successor Trustee of Master Deed of record in Instrument Number 20021122-0145361, in the Register's Office for Davidson County, Tennessee.
- Charter for Homeowner's Association of record in Book 7000, Page 140, amended in Book 7291, Page 203, Book 7780, Page 215 and Book 8270, Page 507, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 6772, Page 477, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6700, Page 315, in the Register's Office for Davidson County, Tennessee.
- Shared equity agreement of record in Book 7167, Page 695, in the Register's Office for Davidson County, Tennessee.
- Conveyance of sanitary sewer of record in Book 7461, Page 874, in the Register's Office for Davidson County, Tennessee.
- Conveyance of water mains of record in Book 7461, Page 877, in the Register's Office for Davidson County, Tennessee.
- Grant of Overhead Line Easement to Metropolitan Government of Nashville of record in Book 7403, Page 449, in the Register's Office for Davidson County, Tennessee.

County, Tennessee.
- Grant of Overhead Line Easement to Metropolitan Government of Nashville of record in Book 7403, Page 449, in the Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **219 Ellington Place, 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 24th DAY OF AUGUST, 2026.

Destiny Hanks

Courtney Boyd

Michelle D. Bright-Hanks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DESTINY HANKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY BOYD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE D. BRIGHT-HANKS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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