Karen Johnson Davidson County
Batch# 1477208 DEEDWARR
09/24/2026 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20260924-0088733

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Kentucky
County of Monroe

The actual consideration or value, whichever is greater for this transfer is: $270,000

Jennifer Elkins
Affiant Signature

Subscribed and sworn to before me on this the 23 Day of Sept. 2026

Lucia Ober
Notary Public
My Commission expires 04/04/2029

Lucia Ober
Notary Public, Commonwealth of Kentucky
Commission # KYNP98672
Expiration date. 4/4/2029

**NAME AND ADDRESS OF PROPERTY OWNER:**
**Christina Bratchie**
**2804 Elliott Drive**
**Old Hickory, TN 37138**

**SEND TAX BILLS TO:**
**Christina Bratchie**
**2804 Elliott Drive**
**Old Hickory, TN 37138**

**MAP AND PARCEL NUMBER: 05312010000**

**WARRANTY DEED**
**26NT01831**

Effective the 23 Day of Sept, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Jennifer Elkins, a single woman**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Christina Bratchie, a single woman**

The following described real estate in **Davidson** County, Tennessee:

Being the Northwesterly 45 feet of the Southerly 100.75 feet of Lots Nos. 21 and 22 of Block 5 on said plan. Said part of said Lots Nos. 21 and 22 front 45 feet, more or less, on the Southwesterly side of Elliott Drive and extends back between parallel lines 100 feet to the Northeasterly line of Lot No. 20.

For identification purposes, this is the same property known as Pt. of Lot 21 and 22, Block 5, Dabbs and Elliott Subdivision of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer Elkins, a single woman by Warranty Deed from Jeffrey S. Taylor, unmarried as recorded 10/19/2020 in Book NA at Page NA as Document 20201019-0121391.

Commonly Known As: 2804 Elliott Dr, Old Hickory, TN 37138-2548

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 23 day of Sept, 2026

**Jennifer Elkins**

State of Kentucky
County of Monroe)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Jennifer Elkins,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 04 / 04 / 2029

Lucia Ober
Notary Public, Commonwealth of Kentucky
Commission # KYNP98672
Expiration date. 4/4/2029

**Tennessee Certification of Electronic Document**

I, Justin Foster 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 9-23-26 (date of document).

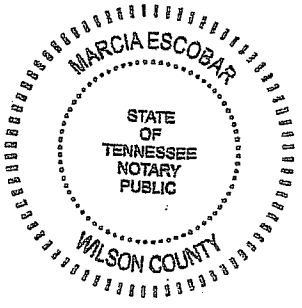
Affiant Signature

9-23-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 23 of Sept, 26

(SEAL)




Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027