Karen Johnson Davidson County
Batch# 1477282 DEEDWARR
09/24/2026 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,467.41
20260924-0088842

WARRANTY DEED

JENNIFER CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 4/29/2030

File No. BC-26-510

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,597.00

Justin Foster
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 4/29/30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Khiana Meyer and Dylan Motes	New Owner	
(NAME)	(NAME)	
501 Cleves St	501 Cleves St	044-11-0-157.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	044-11-0-157.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KELSEY MADUELL ELLIS, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KHIANA MEYER AND DYLAN MOTES, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

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. 16 on the Plan of Section "A", Village of Old Hickory of record in Plat Book 1424, Page 68, 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 Kelsey L. Maduell, an unmarried woman by Warranty Deed from Lauren Cosgrove, an unmarried woman of record in Instrument No. 20201019-0121514 Register's Office for Davidson County, Tennessee, dated October 16, 2020 and recorded on October 19, 2020.

Kelsey L. Maduell is now known as Kelsey Maduell Ellis. Paul Kevin Tynes Ellis, spouse of Kelsey Maduell Ellis, for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital homestead he may have in the aforedescribed property by virtue of his marriage to Kelsey Maduell Ellis.

This is property more commonly known as 501 Cleves St, Old Hickory, TN 37138.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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; and we do covenant with the 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, 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 GRANTEES, 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 this 24th day of September, 2026.

Kelsey Maduell Ellis

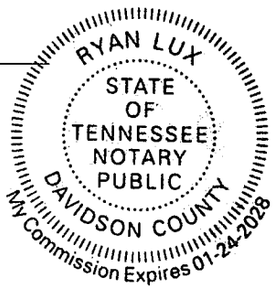
Paul Kevin Tynes Ellis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2026, before me personally appeared, Kelsey Maduell Ellis and Paul Kevin Tynes Ellis, 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 24th day of September, 2026.

Notary Signature
My commission expires:



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 9-24-26 (date of document).

Affiant Signature

9-24-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 of Sept., 2026.

(SEAL)



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