# WARRANTY DEED

Karen Johnson Davidson County
Batch# 437526 DEEDWARR
07/14/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20200714-0077086

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: 5-21-2024

(AFFIX SEAL)

JUSTIN MOONEYHAM STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Avi Elfersy | Avi Elfersy | 09206065200<br>09206065100 |
| (NAME) | (NAME) | |
| 2420 - 2422 Booker Street | 3314 Granite Springs Way | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37208 | Murfreesboro, TN 37130 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **ADS of South Florida, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Avi Elfersy,** Married, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

2420 Booker Street
Land in Davidson County, Tennessee, being Lot Number 4 of Boyd McNairy Plan, of record in Plat Book 57, page 59, Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being the same property conveyed to ADS of South Florida, LLC, by deed of record in Instrument NO. 20121004-0090974, Register's Office for Davidson County, Tennessee.

2422 Booker Street
Land in Davidson County, Tennessee, being Lots Nos. 3 in G.W. Ashcroft's Subdivision of Lot No. 11 of Boyd's McNairy Plan of record in Book 57, Page 59, said lots each front on Hardin Street (36) thirty six feet each No. 3 running back between parallel lines 68 feet and 8 inches, and said lot No. 4 running back between parallel lines (71) seventy one feet, being two of the said lots deeded to J.T. Wilson by A. Menefae by deed dated October 17, 1809.

Being the same property conveyed to ADS of South Florida, by deed of record in Instrument No. 20170621-0062429, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 2420 - 2422 Booker Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 9th day of July, 2020.

ADS of South Florida, LLC

By: _____
James Barret, Authorized Agent

State of Tennessee
County of Davidson

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared James Barret with whom i am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the authorized agent for ADS of South Florida, LLC and that he as such authorized agent executed the foregoing instrument for the purposes therein contained by signing the name of ADS of South Florida, LLC by himself as authorized agent.

WITNESS my hand and seal this 9th day of July, 2020.

_____
Notary Public
My Commission Expires: _____

File No.: 14781

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

## Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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