BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 493735 DEEDWARR
10/12/2020 09:08:27 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20201012-0118031

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF October 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elliott Development, LLC	New Owner	
(NAME)	(NAME)	091 11 0 075.00
3844 S Mt. Juliet Rd.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, WE, **DOROTHY H. CLARK, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Land in Davidson County, Tennessee, being Lot No. 709 and the Easterly 13 feet of Lot No. 711 of Block No. 105, No. 1 Plan of West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 709 and the Easterly part of Lot No. 711 front together 38 feet on the Northerly side of Illinois Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ruth Duncan by Deed from the County Court Clerk, of record in Book 1358, Page 298, in the Register's Office of Davidson County, Tennessee, dated April 10, 1946 and recorded on October 23, 1946. The said Ruth A. Duncan is deceased and as per the Probate of the Last Will and Testament, Alice E. Duncan is appointed as Executrix for the estate of Ruth A. Duncan.

Being the same property conveyed to Alice E. Duncan, as long as she remains single, by Quitclaim Deed from Alice E. Duncan, Executrix for the estate of Ruth A. Duncan, of record in Book 6080, Page 85, in the Register's Office of Davidson County, Tennessee, dated June 21, 1983 and recorded on June 22, 1983. The said Alice E. Duncan is deceased on January 02, 1998, and the property is conveying to Billie Joe Clark thorough the probate Court Order recorded in Book 10986, Page 102.

Being the same property conveyed to Monica D. Edwards, Trustee by Quitclaim Deed from Billie Joe Clark and wife, Dorothy H. Clark, of record in Book 11011, Page 82, and as re-recorded in Book 11015, Page 258, in the Register's Office of Davidson County, Tennessee, dated July 07, 1998 and recorded on July 07, 1998.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being the same property conveyed to Billie Joe Clark and wife, Dorothy H. Clark by Quitclaim Deed from Monica D. Edwards, Trustee, of record in Book 11011, Page 82, and as re-recorded in Book 11015, Page 258, in the Register's Office of Davidson County, Tennessee, dated July 07, 1998 and recorded on July 07, 1998. Billie Joe Clark died on March 2, 2008 leaving Dorothy H. Clark as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4804 Illinois Ave., Nashville, TN 37209
(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 hand this 9th day of October, 2020

Dorothy H. Clark

DOROTHY H. CLARK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 9th day of October, 2020.

Commission expires:

KELLY CHRISTOPHER MAHONEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 10-02-2023

Notary Public