Karen Johnson Davidson County
Batch# 557788 DEEDWARR
01/21/2021 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,792.65
20210121-0008969

WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 110392-AP

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $484,500.00.

Affiant

Subscribed and sworn to me on 01/19/21.

NOTARY PUBLIC
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marshall Fife 316 Elberta Street Nashville, TN 37210	New Owner	119-05-0-031.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elberta Express, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Marshall Fife and Mackenzie Haas, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Easterly 87.0 feet of Lot 5, Block 28, as shown on the map entitled Re-subdivision of part of Cumberland Nurseries, of record in Plat 161, Page 166, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Said part of Lot No. 5 fronts feet on the Northerly side of Elberta Street and runs back between parallel lines 248.0 feet to a dead line.
>
> Being the same property conveyed to ELBERTA EXPRESS, INC., by deed from VANESSA KUMPF AND PATRICK HIGGINS, HUSBAND AND WIFE, of record in Instrument No, 20160621-0062979, dated June 17, 2016, said Register's Office.
>
> This is Improved property, known as 316 Elberta Street, Nashville, TN 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on 01/19/21.

Elberta Express, Inc.

By: _____

Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of ELBERTA EXPRESS, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by himself as President.

Witness my hand and official seal on January 19, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Christopher M. Corriveau, 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 Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

