THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132590** Karen Johnson Davidson County Batch# 567810 **DEEDWARR** 02/04/2021 09:11:15 AM 2 pgs Fees: $13.00 Taxes: $2,408.70 20210204-0016118	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $651,000.00. Amanda Berner Affiant Subscribed and sworn to before me, this 29th day of January, 2021. Notary Public My Commission Expires: 1/26/24 CHRISTINE N MAROON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

Address New Owner: Kyle Perrin and Amanda Perrin 4405 Indiana Avenue Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091-12-1A-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELB Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kyle Perrin and Amanda Perrin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 4405 on the plan of Homes At 4403 Indiana Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 4403 Indiana Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200325-0032602, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to ELB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from LORENE F. BESS, of record in Instrument No. 20190920-0095656, dated September 16, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 091-12-1A-002.00-CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20200325-0032602, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20200622-0066013, said Register's Office.

Matters shown on the Plan of record in Plat Book 57, pages 74 and 75, said Register's Office.

This is improved property located at 4405 Indiana Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2021.

ELB Properties, LLC

Authorized Agent

By: Shira Kingrey, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of ELB Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 29th day of January, 2021.

J Anderson

Notary Public

My Commission Expires: _____

