Karen Johnson Davidson County
Batch# 623382 DEEDWARR
04/27/2021 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20210427-0055994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-21-24
(AFFIX SEAL)

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

THIS INSTRUMENT WAS PREPARED BY
Kelly Elrod, Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-042509

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Ten 10 Partners, LLCA Tennessee Limited Liability Company	Ten 10 Partners, LLCA Tennessee Limited Liability Company	105-09-4A-001.00-CO
(NAME) 1003 Natchez Road	(NAME) 1003 Natchez Road	
(ADDRESS) Franklin, TN 37069	(ADDRESS) Franklin, TN 37069	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Seventy-Five Thousand And No/100 Dollars ($775,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
STUART L. LOWERY, A SINGLE MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
TEN 10 PARTNERS, LLCA 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 Unit A of the plan of 1011 Caldwell Avenue Townhomes, a Horizontal Property Regime with Private Elements, as shown on Exhibit "A" of 1011 Caldwell Avenue Townhomes of record in Instrument Number 20150224-0015697, 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 Stuart L. Lowery by Warranty deed from Alpha One, LLC of record in Instrument No. 20150921-0095813 Register's Office for Davidson County, Tennessee, dated

aforementioned deed $599,900.00.) Being also known as 1011 A Caldwell A Nashville, Tennessee 37204.

unimproved ☐
This is ☒ property, known as 1011 A Caldwell, Nashville, TN 37204
improved

(House No.) (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 our hands this 23 day of April, 2021

Stuart L. Lowery

STATE OF TENNESSEE

COUNTY OF Williamson

On this 23 day of April, 20 21, before me personally appeared Stuart L. Lowery, 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 (or person's) free act and deed.

Notary Public

KELLY GREENE ELROD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 09-21-2024

Printed Name: _____

Serial Number, if any: _____

My Commission Expires: _____

This instrument is conveyed to Grantor by instrument number .

True Copy Certification

I, Kelly Greene Elrod, do hereby make this 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, Brianna Bartelsmeyer, a notary public for this county and state, Kelly Greene Elrod, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9-06-2022

Seal

