BOX 10-A (1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 634024 DEEDWARR
05/12/2021 09:49:00 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00

20210512-0063823

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONIYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

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)	
3844 S Mt. Juliet Rd.		091 02 0 208.00
(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, **JOSE TONCHE REYES, MARRIED**, 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. 4, part of Lot 2 on the plan of Cherokee Park Subdivision, Block 14, of record in Book 161, Page 75, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jose Tonche Reyes, by Warranty Deed from Equity Trust Company Custodian FBO Mandy Myers IRA, of record in Instrument No. 20060614-0070468, in the Register's Office of Davidson County, Tennessee, dated May 31, 2006 and recorded on July 14, 2006.

This was never the marital residence for the Grantor.

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.

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

unimproved
This is improved x property, known as 6003 California 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 10 day of May, 2021

José Tonche Reyes

JOSE TONCHE REYES

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 Jose Tonche Reyes, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of May, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public