# WARRANTY DEED

Karen Johnson Davidson County
Batch# 642370 DEEDWARR
05/21/2021 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20210521-0069582

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/4/23

(AFFIX SEAL)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA

**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 |
|---|---|---|
| Grant P. McFarland and Carolyn W. McFarland | Grant P. McFarland and Carolyn W. McFarland | |
| (NAME) 4913 Michigan Ave | (NAME) 4913 Michigan Ave | 091 07 0 498.00 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville, TN. 37209 | |
| (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, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRANT P. MCFARLAND AND CAROLYN W. MCFARLAND, HUSBAND AND WIFE,** 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:

**Lot 1, Resubdivision Plat of Lot No. 824 & Part of Closed R.O.W. Block No. 134, Plan No. 1, West Nashville Subdivision, as shown on plat of record in Instrument No. 20200527-0054558, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elliott Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20200309-0025845, in the Register's Office of Davidson County, Tennessee, Dated March 05, 2020 and recorded on March 09, 2020.**

**Being part of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Quitclaim Deed from Elliott Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20190930-0098876, in the Register's Office of Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019.**

**Being part of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Warranty Deed from Roxanna Rogers, unmarried, of record in Instrument No. 20190930-0098875, in the Register's Office of Davidson County, Tennessee, dated September 26, 2019 and recorded on September 30, 2019 and as corrected in Instrument No. 20191023-0108496, in the Register's Office of Davidson County, Tennessee.**

**Being part of the same property conveyed to Roxanna Rogers, unmarried, by Warranty Deed from Matthew J. Picklo and wife, Anna Rose Picklo, of record in Instrument No. 20010613-0062392, in the Register's Office of Davidson County, Tennessee, dated June 11, 2001 and recorded on June 13, 2001.**

**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 4913 Michigan 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 14th day of May, 2021

ELLIOTT DEVELOPMENT, LLC

BY: _____

MICHAEL R. ELLIOTT, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Elliott Development, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 14th day of May, 2021.

Commission expires: 10/02/2023

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

_____
Notary Public

## True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA