Karen Johnson Davidson County
Batch# 647410 DEEDWARR
06/02/2021 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20210602-0073538

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Andrew Suzoka
State of Tennessee Notary Public
Davidson 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 |
|---|---|---|
| Desiree Nicole Lynch and Michael Cameron Carlisle | Evansville Teachers Federal Credit Union | |
| (NAME) | (NAME) | |
| 4609 B Illinois Ave | 4401 Theater Drive | 091 12 0 032.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Evansville Indiana 47715 | |
| (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**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DESIREE NICOLE LYNCH, UNMARRIED AND MICHAEL CAMERON CARLISLE, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** 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. Five Hundred and Eighteen (518) of Block 85, No. 1 Plan of West Nashville, which is of record in Book 57, Pages 74 and 75, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being a 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. 20200902-0099703, in the Register's Office of Davidson County, Tennessee, dated September 01, 2020 and recorded on September 02, 2020.**

**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 4609 B Illinois 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 25 day of May, 2021

ELLIOTT DEVELOPMENT, LLC

BY: _____

MICHAEL R. ELLIOTT, MEMBER

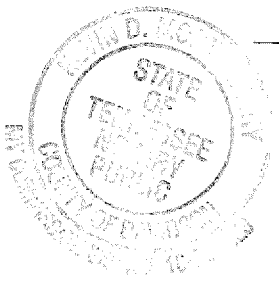
STATE OF TENNESSEE

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 25 day of May, 2021.

Commission expires:




Notary Public

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)