(1)

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $405,000.00.

Donna Vance
Affiant

Subscribed and sworn before me this the 9th day of June, 2021.

Georgette R Kennedy
Notary Public
My commission expires: 01-06-25

DAVIDSON COUNTY GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE

Karen Johnson Davidson County
Batch# 653541 DEEDWARR
06/10/2021 10:45:03 AM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20210610-0078194

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dustin Miles Davis	Fairway Independent mortgage	042-03-0 042.00
905 N. Graycroft Avenue	P.O. Box 117298	
Nashville, TN 37115	Carrollton, TX 75011	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELFERSY PROPERTIES, a Tennessee Limited Liability Company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **DUSTIN MILES DAVIS AND MADISON LYNN HALE DAVIS, husband and wife,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the plan of Primrose Acres, of record in Plat Book 2663, Page 107, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Elfersy Properties, by deed dated 10/30/2020, from Jose L. Granados and Reina B. Hernandez, husband and wife, of record in Instrument No. 20201103-0128729, Register's Office for said County.

Also being the same property conveyed to Jose L. Granados and Reina B. Hernandez, by deed dated 03/08/2005, from Felicitas I. Spence, of record in Instrument No. 20050311-0027308, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 905 N. Graycroft Avenue, Nashville, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 9th day of June, 2021.

Elfersy Properties

By: Avi Elfersy, Sole Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Avi Elfersy**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a LLC, and that he, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Avi Elfersy as such Sole Member.

Witness my hand and official seal this 9th day of June, 2021.

My Commission Expires: 5-21-2024

Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY