(3)

BOX 10-A

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 Davidson

The actual consideration or value, whichever is greater is $325,000.00

Affiant

Subscribed and sworn before me this the 16th day of June, 2021.

Notary Public
My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2022

Karen Johnson Davidson County
Batch# 658676 **DEEDWARR**
06/17/2021 09:40:09 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210617-0081813

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Elliott Development LLC 3844 S. Mt. Juliet Rd. Hermitage TN 37076	New Owner	091-02-0 200.00

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, ESTATE OF LUCILLE B. JACKSON AND JANESE D'APRILLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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. 20, Block 14, on the Plan of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for said County.

Said Lot No. 20 fronts 50.0 feet on the southerly margin of California Avenue and extends back between parallel lines with the easterly margin of 61st Avenue, North, formerly 20th Street, 150.0 feet to an alley.

Being the same property conveyed to Lucille B. Jackson, unmarried, by deed dated 09/16/1987, from Linda A. Armstrong and husband, Roy Neal Armstrong, of record in Book 7355, page 454, Register's Office for said County. The said Lucille B. Jackson having since died intestate January 18, 2020, leaving Janese D'Aprile as the sole heir at law. Affidavit of Heirships of record in Instrument No. 20210617-0081811, and 20210617-0081812 Register's office for said county. Intestate Estate having been probated for Administration in the Seventh Circuit court for Davidson County, Tennessee, Docket No. 20P1258.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6019 California Ave, Nashville, TN 37209.

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.

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

Witness my hand this the 11 day of June, 2021.

Janese D'Aprille

Janese D'Aprille

STATE OF ~~TENNESSEE~~ California
COUNTY OF Placer

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janese D'Aprille, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of June, 2021.

My commission expires:

SARAH SIMMONS
Notary Public - California
Placer County
Commission # 2314264
My Comm. Expires Nov 29, 2023

Notary Public

Witness my hand this the 11 day of June, 2021.

Estate of Lucille B. Jackson

BY: Shauna Castaner, Administrator
Shauna Castaner, Administrator

STATE OF California
COUNTY OF Placer

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shauna Castaner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon Her oath acknowledged HERSELF to be the Administrator of the within named bargainor, a Estate of Lucille B. Jackson, and that SHE, as such Administrator, executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Lucille B. Jackson by the said Shauna Castaner as such Administrator.

Witness my hand and official seal this the 11 day of June, 2021.

My Commission Expires:

SARAH SIMMONS
Notary Public - California
Placer County
Commission # 2314264
My Comm. Expires Nov 29, 2023

Notary Public