Karen Johnson Davidson County
Batch# 664829 DEEDWARR
06/25/2021 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,931.40
20210625-0086189

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $522,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021050142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Allison Eklund and Garrett Grayson	Churchill Mortgage Corporation	
(NAME)	(NAME)	
1036 24th Ave N	1749 Mallory Lane , Suite 100	092-03-0-073.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED TWENTY-TWO THOUSAND AND NO/100 Dollars ($522,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TORTUGA PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLISON BAILEY EKLUND AND GARRETT BRADLEY GRAYSON, As Tenants in Common with Rights 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(s) 2, as shown on the map entitled Final Plat, Re-Subdivision of Lot #2 & Part of Lot #1 Eliza Laws Lots, of record in Instrument No. 20180807-0077772, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to THE HAMMONDS GROUP INC., A TENNESSEE CORPORATION, by deed from FRANK MAXWELL, III, of record in Instrument No. 20180122-0006206, dated January 16, 2018 and corrected in Instrument No. 20180409-0033435, said Register's Office.

Being a portion of the same property conveyed to THE HAMMONDS GROUP INC., A TENNESSEE CORPORATION, by deed from WOLE K. TONGA AND KIMBERLY SHOCKLEY-TONGA, of record in Instrument No. 20180501-0041032, dated April 27, 2018, said Register's Office.

Being the same property conveyed to TORTUGA PROPERTIES, LLC, by quitclaim deed from THE HAMMONDS GROUP INC., A TENNESSEE CORPORATION, of record in Instrument No. 20200728-0082479, dated June 11, 2020, said Register's Office. unimproved ☐

This is improved ☒ property, known as 1036 24th Ave N, Nashville, TN 37208

(House No.) (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.

Executed by our hands this 18 day of June 2021.

Tortuga Properties, LLC

BY: _____

Alfonso P. Johnson, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18 day of June 2021,before me, a Notary Public for the above State and County, personally appeared Alfonso P. Johnson as Sole Member of Tortuga Properties, LLC to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed ad Sole Member.

Witness my hand and official seal atDavidson County, Tennessee this 18 day of June 2021.

_____
Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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

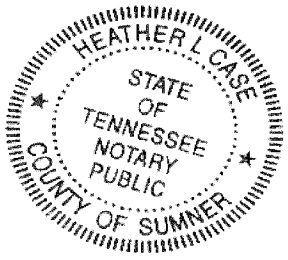
State of Tennessee

County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024