THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210635452**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $134,900.00. Affiant Subscribed and sworn to before me, this 30th day of June, 2021. Notary Public My Commission Expires: _____

MEGAN DUPRIEST NOTARY PUBLIC TENNESSEE My Comm Exp. 5/24/2025 COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 670908 DEEDWARR
07/02/2021 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $499.13
20210702-0090362

WARRANTY DEED

Address New Owner: Shellie Scott 420 Elysian Fields Road C4 Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133 14 0A 044.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **615 Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shellie Jessica Scott,,** ("Grantees"), their, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. C-4 of The Village at Grassmere f/k/a Oakcrest Condominiums, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5884, Page 960, as amended in Book 9559, Page 939 and Instrument No. 20041102-0131823, and as amended and restated in Instrument No. 20070301-0025595, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Oakcrest Condominium, as shown on plat of record in Plat Book 5200, Page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to 615 Investments, LLC, by Warranty Deed from Conrad Hodgson and wife, Laurie Hodgson, of record in Instrument No. 20160804-0080689, in the Register's Office of Davidson County, Tennessee, dated July 29, 2016 and recorded on August 4, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of The Village of Grassmere formerly Oakcrest Condominiums, as recorded in Plat Book 5200, Page(s) 413.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing The Village of Grassmere formerly Oakcrest Condominium of record in Book 5884, Page 960, as amended by instrument(s) of record in Book 9559, Page 939, Instrument No. 20041102-0131823, Instrument No. 20070301-0025595, Substitution of Trustee recorded in Instrument No. 20060630-0078687 and Instrument No. 20060808-0097034 re-recorded in Instrument No. 20061030-0134224; also subject to easements, rights and interests in

recorded in Instrument No. 20061030-0134224; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Collateral Pledge Agreement as set forth in instrument recorded in Instrument No. 20070802-0092180.

Assignment of Lessor's Interest in Lease recorded at Instrument Nos. 20000517-0049759 and 20061024-0131560 and Subordination, Nondisturbance and Attornment Agreement recorded at Instrument No. 20061024-0131561.

This is improved property located at 420 Elysian Fields Road C4 Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2021.

615 Investments, LLC

John Rula, Agent

By: John Rula, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

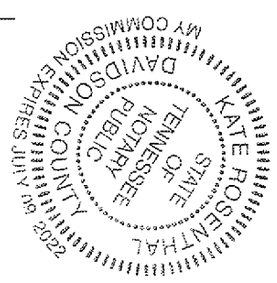
Before me, the undersigned, of the State and County aforesaid, personally appeared John Rula, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of 615 Investments, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 30th day of June, 2021.

Kate Rosenthal

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, **Joshua A. Terry**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/21.

Affiant Signature

7/2/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON