Karen Johnson Davidson County
Batch# 686315 DEEDWARR
07/29/2021 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20210729-0101955

Name and Address of New Owner:
Christian Javier Espana and Alisa Renee Espana
113A Elmhurst Avenue
Nashville, TN 37207

Send Tax Bills To:

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 071140V00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Elmhurst III, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christian Javier Espana and Alisa Renee Espana, husband and wife** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 113 Elmhurst, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 113 Elmhurst, a Horizontal Property Regime, of record in Instrument Number 20180612-0056127, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Elmhurst III, LLC by Warranty Deed from MOMO Real Estate Investment, Inc., a Tennessee corporation, recorded on July 22, 2019, of record in Instrument No. 20190722-0071499, Register's Office for Davidson County, TN.

Being a portion of the same property conveyed to MOMO Real Estate Investment, Inc., a Tennessee corporation, by Quitclaim Deed from MOMO Real Estate Investment, Inc., a Tennessee corporation, recorded on June 12, 2018, of record in Instrument No. 20180612-0056126, Register's Office for Davidson County, TN.

This is improved property known as 113A Elmhurst Ave., Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of July, 2021.

Elmhurst III, LLC

By: _____ (SEAL)
Scott Jordan, Authorized Agent

STATE OF ~~TENNESSEE~~ Idaho
COUNTY OF DAVIDSON

Before me, Robyn Anderson of the state and county mentioned, personally appeared Scott Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Scott Jordan of Elmhurst III, LLC, the within named bargainor, a Limited Liability Company, and that such Scott Jordan as such manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Elmhurst III, by Article 9, Section 9.1 op. agreement

Witness my hand, at office, this 22nd day of July, 2021.

Notary Signature
My commission expires: Apr 26, 2026

ROBYN ANDERSEN NOTARY PUBLIC Comm No. 38008 STATE OF IDAHO

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ Idaho)
)
COUNTY OF ~~DAVIDSON~~ Ada)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $715,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22nd day of July, 2021.

Notary Public
My commission expires: Apr 26, 2026
File No. 2021-2972

ROBYN ANDERSEN NOTARY PUBLIC Comm No. 38008 STATE OF IDAHO

Certificate of Authenticity

I, Christie Daniels, 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 July 22, 2021.

Date

Christie Daniels

Affiant Signature

July 28, 2021

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28 day of July, 2021.

Notary's Signature

My Commission Expires: 7/2/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY