BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 708234 DEEDWARR
09/01/2021 10:58:24 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20210901-0117778

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 04-23-2022

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Maxwell	New owner	
(NAME)	(NAME)	
4910 Michigan Ave		091 07 0 510.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW MAXWELL**, _____, 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 No. 821, Block 137, on the Plan of No. 1 Plan of West Nashville, as shown on Plat of record in Plat Book 57, Pages 74 & 75, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

Being part of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company by Warranty Deed from Linda Meadows, unmarried, of record in Instrument No. 20210104-0000225, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on January 4, 2021.

Being part of the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company by Quitclaim Deed from Elliott Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20210104-0000226, in the Register's Office of Davidson County, Tennessee, dated December 30, 2020 and recorded on January 4,

2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4910 Michigan Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

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.

Witness my hand this 31st day of August, 2021.

ELLIOTT DEVELOPMENT, LLC

BY: _____

MICHAEL R. ELLIOTT, MEMBER

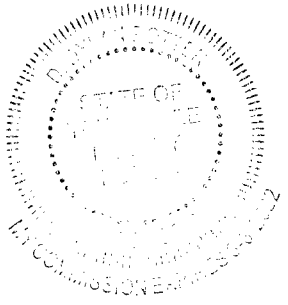
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael R. Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Elliott Development, LLC, a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member.

Witness my hand and official seal this 31st day of August, 2021.

Commission expires:



_____

Notary Public