Warranty Deed

~~Prepared by:~~ Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215 Karen Johnson Davidson County Batch# 710887 DEEDWARR 09/07/2021 11:30:09 AM 2 pgs Fees: $13.00 Taxes: $2,775.00 20210907-0119498	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $750,000.00. Affiant Subscribed and sworn to before me, this the 27th day of August, 2021. Notary Public My commission expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
2116 Elliott Ave., LLC	New Owner(s)	105 14 0O 001.00
600 12th Ave. S., #1016		
Nashville, TN 37203		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES WITHERS AND ERICA SCHERLE, TRUSTEES OF 2116 ELLIOTT AVE. TRUST, DATED FEBRUARY 4, 2020**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2116 ELLIOTT AVE., LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Elliott Avenue Townhomes, a Horizontal Property Regime, of record in Instrument Number 20160516-0048883, as amended in Instrument No. 20180808-0078146, 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 part of the same property conveyed to Eugene H. Nelson, an unmarried person, by Warranty Deed from Thomas Motzny and Nicole Motzny, husband and wife, of record in Instrument No.20150624-0060761, in the Register's Office of Davidson County, Tennessee, dated June 23, 2015 and recorded on June 24, 2015.

Being the same property conveyed to James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust, dated February 4, 2020 by Quitclaim Deed from Eugene Harris Nelson, of record in Instrument No. 20200205-0013381, in the Register's Office of Davidson County, Tennessee, dated February 04, 2020 and recorded on February 05, 2020. Also see Scrivener's Affidavit of Correction of record in Instrument No. 20200417-0040791, Register' Office of Davidson County, Tennessee.

Being the same property conveyed to Eugene Harris Nelson, dated August 23, 2021 by Quitclaim Deed from James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust, and recored on August 24, 2021 in Instrument No. 20210824-0114305, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to James Withers and Erica Scherle, Trustees of the 2116 Elliott Ave. Trust, dated August 23, 2021 by Quitclaim Deed Eughen Harris Nelson, and recored on August 24, 2021 in Instrument No. 20210825-0114513, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2116 Elliott Avenue, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2021.

2116 Elliott Ave. Trust, dated February 4, 2020

By: _____
James Withers, Trustee

By: _____
Erica Scherle, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Withers and Erica Scherle, Trustees of 2116 Elliott Ave. Trust, dated February 4, 2020, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 27th day of August, 2021.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025