WARRANTY DEED

Karen Johnson Davidson County
Batch# 712207 **DEEDWARR**
09/09/2021 11:21:05 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20210909-0120744

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 7th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES: JULY 9, 2022

(AFFIX SEAL)

LYDIA H. WEAVER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON 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
Angela Y. Poston-Williamson and Marcus D. Williamson	Bank of TN	
52 Brookhill Cr. ~~4908 B Michigan Ave~~. (NAME)	301 E. Center St. (NAME)	091 07 0 509.00
Nashville, TN ~~37209~~ 37215 (ADDRESS) (CITY) (STATE) (ZIP)	Kingsport TN 37660 (ADDRESS) (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, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANGELA Y. POSTON-WILLIAMSON AND MARCUS D. WILLIAMSON, WIFE AND HUSBAND,** 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. 819, 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 for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 04, 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 for Davidson County, Tennessee, dated December 30, 2020 and recorded on January 04, 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 4908 B Michigan Ave., Nashville, TN 37209
(House Number) (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.

Witness my hand this 3rd day of September, 2021

ELLIOTT DEVELOPMENT, LLC

BY: _____ 9/2/21

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 3rd day of September, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

_____
Notary Public