BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 712875 **DEEDWARR**
09/10/2021 11:57:25 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20210910-0121532

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF September, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

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
Rocco Joseph Fiorentino and Athena Dawn Fiorentino	New Owner	
(NAME)	(NAME)	
113 Piedmont Blvd.		091 07 0 508.00
(ADDRESS)	(ADDRESS)	
West Berlin, NJ 08091		
(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 **ROCCO JOSEPH FIORENTINO AND ATHENA DAWN FIORENTINO, HUSBAND AND WIFE AND ROCCO N. FLORENTINO, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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. 817, Block 137, on the Plan of West Nashville No. 1, 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 4908 A 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 8th day of September, 2021

ELLIOTT DEVELOPMENT, LLC

BY: 9/8/21

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 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 8th day of September, 2021.

Commission expires: 10/2/23

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

Notary Public