WARRANTY DEED

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

LR-ED-21-5210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$350,500.00~~ $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/2/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 728077 **DEEDWARR**
09/30/2021 01:51:19 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210930-0131780

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Elliott Development, LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	**91-7-3H-1.00CO** **91-7-3H-2.00CO**
3844 South Mt. Juliet Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAROL BAYLESS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Units A and B of 5210 Tennessee Avenue Townhomes, and described in a Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20210805-0105685, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to George Stroud and wife, May Stroud, by Warranty Deed from John W. Lynch, Bobby R. Lynch and Donna L. Ledbetter, recorded January 7, 1985 in Book 6469, Page 88, Register's Office for Davidson County, Tennessee. The said George Stroud predeceased May Stroud, having died on March 22, 2010. The said May Stroud died on August 1, 2020 and whose Estate was probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 20P-2105. Per her Last Will and Testament, the subject property was bequeathed to Carol Bayless. See Will recorded in Instrument No. 20210805-0105675 and Orders to Probate recorded in Instrument Nos. 20210316-0034783 and 20210422-0054124, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20210805-0105685, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5210 A and B Tennessee Avenue, Nashville, Tennessee 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF SEPTEMBER, 2021.

Carol Bayless

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL BAYLESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2021.

Notary Public
My Commission Expires: May 1, 2022
(SEAL)

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212