THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 899,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF October, 2021 Notary Public MY COMMISSION EXPIRES: 6/14/25 (AFFIX SEAL)

Banker's Title & Escrow Corp.
5107 Maryland Way, Ste 115
Brentwood, TN 37027
21-0370-PIR

MARK S. WARREN III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LLD Properties, LLC	New Owner	
P.O. Box 159		105-14-0-019.00
Kelly, WY 83011		
(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, **Michael R. Turco and Monique C. Turco, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LLD Properties, LLC, a Wyoming limited liability company**

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 the Southerly part of Lot No. 71 on the Map of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, and described according to a survey thereof, made by Lewis D. Justice on April 21, 1949, as follows:

Beginning at a point in the West margin of Elliott Avenue, the intersection of an alley, on the South line of said Lot No. 71; thence with the margin of Elliott Avenue, 93.4 feet to a point; thence Westerly 155.2 feet to the margin of an alley, being 54.5 feet Southeast from the Southeast margin of another alley; thence with the North margin of the first mentioned alley Southeasterly 172.8 feet to the beginning, being triangular in shape.

Being the same property conveyed to Michael R. Turco and Monique C. Turco, husband and wife by Warranty deed from Bradley Hart and Elizabeth Hart, husband and wife of record in Instrument No. 20190516-0046231 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 16, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Karen Johnson Davidson County
Batch# 733608 **DEEDWARR**
10/11/2021 11:35:23 AM 2 pgs
Fees: $13.00 Taxes: $3,326.30

20211011-0136317

This is () UNIMPROVED

(X) IMPROVED property known as **2123 Elliott Avenue, Nashville, TN 3720**

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 our hands this the 7 day of October, 2021.

Michael R. Turco

Monique C. Turco

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael R. Turco** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of October, 2021.

My Commission expires: 08/08/2023

Notary Public

THERESA SIENKO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Aug. 08, 2023
Acting in the County of OAKLAND

STATE OF MICHIGAN
COUNTY OF OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Monique C. Turco** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of October, 2021.

My Commission expires: 08/08/2023

Notary Public

THERESA SIENKO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Aug. 08, 2023
Acting in the County of OAKLAND