THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 211138345

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,250,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2021.

Notary Public
My Commission Expires: 1-6-25

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CATHERINE M. CLEARWATER

Karen Johnson
Batch# 765987
12/02/2021 10:34:51 AM
Fees: $13.00 Taxes: $12,025.00

Davidson County
DEEDWARR
2 pgs

20211202-0159653

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christine M Cheffers and Mark L Cheffers 6505 Jocelyn Hollow Road Nashville TN 37205	New Owner	Tax Parcel ID No. 129-02-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **ELB Properties, LLC a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christine M Cheffers and Mark L Cheffers, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 731, as shown on the Plan of West Meade Farms Inc Section VII, as of record in Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 731 fronts 210.5 feet on the Southerly side of Jocelyn Hollow Road as measured along a slight curve, and runs back 325 feet on the Easterly line and 357.1 feet on the Westerly line, to a dead line, measuring 77.8 feet thereon.

Being the same property conveyed to ELB Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Dennis J. Garwood and Deanna M. Garwood, husband and wife of record in Instrument No. 20200108-0002444 Register's Office for Davidson County, Tennessee, dated January 06, 2020 and recorded on January 08, 2020. (Value of consideration shown in aforementioned deed $550,000.00.) Being also known as 6505 Jocelyn Hollow Road Nashville, Tennessee 37205.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 13, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2340, Page 513, as amended in Book 2341, Page 221, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6380, Page 300, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20150303-0018432 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion,

sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 6505 Jocelyn Hollow Road Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of November, 2021.

ELB Properties, LLC

By: Mary Frances Evers, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Mary Frances Evers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of ELB Properties, LLC, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand, at office, this 30th day of November, 2021.

Notary Public
My Commission Expires: _____

