This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 215 Franklin Street, Clarksville, TN 37040, 931-647-3111.

MAIL TAX STATEMENTS TO:

ELZ Holdings, LLC

215 Franklin Street

Clarksville, TN 37040

OWNER AND PROPERTY ADDRESS:

ELZ Holdings, LLC

3218 Woodstock Drive &

3321 & 3324 Chesapeake Circle

Nashville, TN 37207

CHASITY T. LYLE

TO: CASH WARRANTY DEED

ELZ HOLDINGS, LLC

Karen Johnson Davidson County
Batch# 821270 **DEEDWARR**
03/14/2022 09:32:23 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00

20220314-0029226

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **CHASITY T. LYLE,** as **GRANTOR,** and in this deed called the **"GRANTOR",** has this day bargained and sold and does transfer and convey unto **ELZ HOLDINGS, LLC, a series LLC, a Tennessee Limited Liability Company,** as **GRANTEE** and in this deed called the **"GRANTEE",** in fee simple absolute, and to Grantee's successors and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

TRACT I: Being Lot No. 68A on the Plan of Revision to Section Four, Chesapeake Homes, of record in Plat Book 6250, Page 932, as amended by Book 6250, Page 933, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chasity T. Lyle by Quitclaim deed from Chaz E. Shelton in Instrument No. 20220314-0029225 Register's Office for Davidson County, Tennessee, dated March 7, 2022.

TRACT II: Being Lot No. 54-A, revised Zone Lot Division, Lots 54 & 58, Chesapeake Homes, Section 3, of record in Book 6250, Page 183, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Chasity T. Lyle date December 27, 2021 by QuitClaim deed from Chasity T. Lyle, as Grantor, and Trustee of the Lyle Trust of record in Instrument No. 20211228-0170267 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on December 28, 2021. The map, group and parcel number assigned to the real estate by the Assessor of Property for Davidson County, Tennessee is 050-10-0-080.00.

TRACT III: Being Lot No. 42, Chesapeake Homes, Section 3, of record in Plat Book 5200, Page 640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and Accurate legal description of said lot.

Being the same property conveyed to Chasity T. Lyle date December 27, 2021 by QuitClaim deed from Chasity T. Lyle, as Grantor, and Trustee of The Lyle Trust of record in Instrument No. 20211228-0170271 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on December 28, 2021. The map, group and parcel number assigned to the real estate by the Assessor of Property for Davidson County, Tennessee is 050-10-0-092.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEE,** in fee simple absolute, and to Grantee's successors and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plats of record, to the Declaration of Restrictive Covenants of record in Book 8284, Page 164 and Book 10642, Page 632 (Tract I), the Restrictions of record in Book 6285, Page 885 and Book 6349, Page 499 (Tracts II & III) and to the Easements for Common Driveway of record in Book 7308, Page 812 and Book 7322, Page 927 (Tract I), all in the Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that Grantor has a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties.

IN WITNESS WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 7th day of March 2022.

CHASITY T. LYLE

STATE OF TENNESSEE

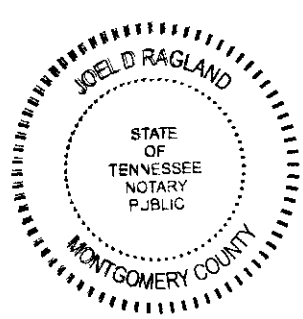
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **CHASITY T. LYLE,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 7th day of March 2022.

Joel D. Ragland, Notary Public

My Commission Expires: April 11, 2022



STATE OF TENNESSEE

COUNTY OF MONTGOMERY

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$410,000.00.**

Sworn to and subscribed to before me on this the 7th day of March 2022.

Affiant

Joel D. Ragland, Notary Public

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: April 11, 2022