Karen Johnson Davidson County
Batch# 822180 DEEDWARR
03/14/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20220314-0029602

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-471

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 18th day of February, 2022

Notary Public

Commission Expires: 10/02/2023

MARGARET PHILPOTT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dustin Kiel 1008 2nd Avenue Nashville, TN 37210	Ameris Bank 1000 Corporate Centre Drive Suite 120 Franklin, TN 37067	093-15-0-318.00

WARRANTY DEED

FOR AND IN 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, I/WE, **Lawrence Michael Elkin and Douglas Gabriel Elkin, joint tenants with right of surviorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dustin Kiel

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 Southwest part of Lot No. 5 on the Map of the University Plan of Lots of record in Plat Book U, Page 212, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Western margin of Market Street at John Thompson's Northwest Corner, running thence Eastwardly with said Thompson's North line 90 feet, more or less; to the dividing alley between Market and Lafayette Streets; thence Northwardly with said alley 30 feet, more or less, to Bowers Alley; thence along said last mentioned alley, Westwardly 90 feet to Market Street; and thence Southwardly with said Street, 30 feet to the Place of beginning.

Being the same property conveyed to Justin Scalise, a married man by Warranty deed from Capital Invest, LLC, a Limited Liability Company of record in Instrument No. 20191105-0114308 Register's Office for Davidson County, Tennessee, dated October 31, 2019 and recorded on November 05, 2019.

Being the same property conveyed to Justin Thomas Scalise, a single man, and Angela Delight Shields, a single woman, as tenants in common with right of survivorship by QuitClaim deed from Justin Scalise, an unmarried man of record in Instrument No. 20200813-0090918 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 13, 2020.

Being the same property conveyed to Zillow Homes Property Trust, a Delaware statutory Trust by Warranty deed from Justin Thomas Scalise and Angela Delight Shields, husband and wife of record in Instrument No. 20210908-0120034 Register's Office for Davidson County, Tennessee, dated August 30, 2021 and recorded on September 08, 2011.

Being the same property conveyed to Lawrence Michael Elkin and Douglas Gabriel Elkin, joint tenants with right of survivorship by Warranty deed from Zillow Homes Property Trust, a Delaware Statutory Trust of record in Instrument No. 20211105-0148056 Register's Office for Davidson County, Tennessee, dated October 19, 2021 and recorded on November 05, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1008 2nd Avenue, Nashville, TN 37210

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 so 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.

Dated this the 18th day of February, 2022.

Lawrence Michael Elkin

Lawrence Michael Elkin

Douglas Gabriel Elkin

Douglas Gabriel Elkin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 18th day of February, 2022, before me personally appeared Lawrence Michael Elkin, Douglas Gabriel Elkin and , to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of February, 2022.

Notary Signature
My commission expires:

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/30/2024

Tennessee Certification of Electronic Document

I, Margaret Philpott do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **2/18/2022** (date of document).

Affiant Signature

2/18/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **18** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

