Karen Johnson Davidson County
Batch# 846020 DEEDWARR
04/27/2022 08:04:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20220427-0048206

WARRANTY DEED

ELIZABETH G COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 04-28-2025

File No. EM-22-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elkin Holdings, GP	New Owner	
(NAME)	(NAME)	
3512 Elkins Avenue	P.O Box 111351	092-13-0-164.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37222	
(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, I/we, **Deborah L. Grantham and George E. Grantham, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elkin Holdings, GP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 7, Block 17 on the Plan of Charlotte Park Company's 2nd Addition to Nashville of record in Plat Book 27, Page (s) 160 and 161, 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 Deborah L. Martin, unmarried by Warranty deed from Angel L. Salcedo, unmarried of record in Instrument No. 20000329-0031614 Register's Office for Davidson County, Tennessee, dated March 24, 2000 and recorded on March 29, 2000.

Being the same property conveyed to Deborah L. Grantham, and husband George E. Grantham by Quitclaim deed from Deborah L. Grantham (formerly Deborah L. Martin) of record in Instrument No. 20110106-0001794 Register's Office for Davidson County, Tennessee, dated December 28, 2010 and recorded on January 06, 2011.) Being also known as 3512 Elkins Avenue Nashville, Tennessee 37209.

This is property more commonly known as 3512 Elkins Avenue, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 18th day of April, 2022.

Deborah L. Grantham

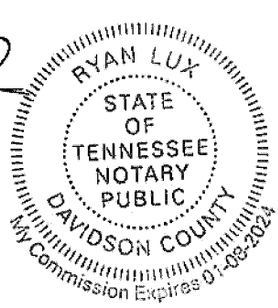
George E. Grantham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2022, before me personally appeared Deborah L. Grantham and George E. Grantham, 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 April, 2022.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 4/18/22.

Date

Emily Manno

Affiant Signature

4/18/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2022.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON