Karen Johnson Davidson County
Batch# 850089 DEEDWARR
05/03/2022 12:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,609.50
20220503-0051364



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Affiant

Subscribed and sworn to before me, this 15 April, 2022.

Notary Public

My commission expires: 12/9/25

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John S. Beard	608 Kensington Place	093-09-0C-027.00-CO
1212 Laurel Street Unit 509	Columbus, MS 39705	
Nashville, TN 37203		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Elmore Investments of Mississippi, LLC, a Mississippi limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John S. Beard

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 509 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and

all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Elmore Investments of Mississippi, LLC , a Mississippi limited liability company by Warranty Deed from Elizabeth Fullerton Cain, Trustee of the Elizabeth Fullerton Cain Trust as to a 95% interest and Madison Leigh Friga-Cain, unmarried of record in Instrument No. 20170525-0051904 Register's Office for Davidson County, Tennessee.

This is improved property known as **1212 Laurel Street Unit 509, Nashville, TN 37203.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself/themselves, its/their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Grantor executes and delivers this Warranty Deed pursuant to the provisions and authority of Tenn. Code Ann. § 48-249-610, to wind up the limited liability company's affairs and to dispose of and convey the limited liability company's property.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15 April, 2022.

ELMORE INVESTMENTS OF MISSISSIPPI, LLC,
a Mississippi limited liability company

By: _____
Rachel Beard Elmore, Managing Member

By: _____
Robert T. Elmore, Member

STATE OF MS
COUNTY OF Madison

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, Rachel Beard Elmore, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of Elmore Investments of Mississippi, LLC, a Mississippi limited liability company, the within named bargainor, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Managing Member.

Notary Public
My Commission Expires: ID # 12939

STATE OF MISSISSIPPI NOTARY PUBLIC ROBERT DAILEY HARRISON Commission Expires Dec. 9, 2025 MADISON COUNTY

STATE OF MS
COUNTY OF Madison

Robert T. Elmore

Personally, appeared before me, the undersigned, a Notary Public in and for said State and County, ~~Rachel Beard Elmore,~~ to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Managing Member of Elmore Investments of Mississippi, LLC, a Mississippi limited liability company, the within named bargainor, and in that capacity being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Managing Member.

Notary Public
My Commission Expires:

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 12939 ROBERT DAILEY HARRISON Commission Expires Dec. 9, 2025 MADISON COUNTY

Tennessee Certification of Electronic Document

I, Andrew Sisson, 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 April 15, 2022 (date of document).

Affiant Signature

April 19 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 19 day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County

202205030051364