Karen Johnson Davidson County
Batch# 860442 DEEDWARR
05/23/2022 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20220523-0059278

WARRANTY DEED

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
103 S Broadway, Portland, TN 37148

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EKS Property Management	New Owner	070-09-0-114.00
(NAME)	(NAME)	
734 29th Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we E3 Construction Services LLC, a Tennessee limited liability company hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto EKS Property Management, LLC, a Tennessee limited liability company hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 1, on the Plan of Resubdivision of Parts of Lots 9, 10, & 11 on the Map of Bordeauxmont of record in Plat Book 8250, Page 554, 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 Sylvester Mosley by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company, dated 11/10/2017 and recorded 11/17/2017, of record in Instrument 201711170118032, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to State of Tennessee by Judgment of Forfeiture dated 10/28/2020, executed by Sylvester Mosley Pursuant to Instrument filed in the Criminal Court for Davidson County, Tennessee, Division V, Docket No: 2020-A-373, and recorded on 03/28/2022, in Instrument No: 20220328-0035653, and recorded on 05/04/2022 in Instrument No. 2022050400151635 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Warranty Deed from State of Tennessee, dated 04/14/2021 and recorded 03/28/2022, of record in Instrument 202203280035745, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ 3107 Cliff Drive, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 6th day of May, 2022.

E3 Construction Services, LLC

By: _____
John H. Eldridge, III, Member

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Eldridge, III as the Member of E3 Construction Services LLC, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 6th day of May, 2022.

_____
Notary Public:
My Commission Expires: 3-3-26

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
103 S Broadway
Portland, TN 37148

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 05/09/22.

Kayla Adams
Affiant
Date: May 17, 2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 17 day of May, 2022

Dakotah Harvey
Notary Public

My Commission Expires: _____

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023