# WARRANTY DEED

Karen Johnson Davidson County
Batch# 869346 DEEDWARR
06/10/2022 09:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20220610-0066098

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 23rd DAY OF May, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman, Montgomery & Potter, 4301 Hillsboro Circle, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| 6027 Hill, LLC | 6027 Hill, LLC | |
| (NAME) | (NAME) | |
| 6027 & 6029 Hill Cir. | 376 Herron Dr Apt 2 | 103012B0010 & 103012B0020 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37209 | Nashville TN 37210 | |
| (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, WE, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **6027 HILL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Units A & B of Homes at 6027 and 6029 Hill Circle, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 6027 and 6029 Hill Circle, a Horizontal Property Regime with Private Elements, of record as Instrument No.20210813-0109712 and amended in Instrument No. 20210816-0110322, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6027 and 6029 Hill Circle, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210813-0109712 and amended in Instrument No. 20210816-0110322, and amended in Instrument No. 20220517-0056475 and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Units.**

**Being a part of the same property conveyed to Elliott Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Stonehouse Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20210518-0066687, in the Register's Office of Davidson County, Tennessee, dated May 14, 2021 and recorded on May 18, 2021.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 6027 & 6029 Hill Cir., Nashville, TN 37209
(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 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 hand this 23 day of May, 2022

ELLIOTT DEVELOPMENT, LLC

BY: 5/23/22

MICHAEL R. ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elliott Development, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 23 day of May, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

**Tennessee Certification of Electronic Document**

I, Sharon Fernandez, 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 5/23/22 (date of document).

Affiant Signature

5/26/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3-3-26

NOTARY'S SEAL

