Karen Johnson Davidson County
Batch# 884056 DEEDWARR
07/05/2022 11:02:38 AM 2 pgs
Fees: $13.00 Taxes: $2,913.38
20220705-0077235

WARRANTY DEED

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $787,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2022.

M. Catherine Clearwaters
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, ,

File No.: P22-4760-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Ellison Revocabl Trust	NEW OWNER	105030V00300CO
(NAME)	(NAME)	
1242 2nd Avenue South, Unit 8		
(ADDRESS)	(ADDRESS)	
Nashville TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Eighty-Seven Thousand Four Hundred And No/100 Dollars ($787,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, TRUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JON C. ELLISON AND JENNIFER A. ELLISON, TRUSTEES OF THE ELLISON REVOCABLE TRUST DATED MARCH 9, 2022, HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATED in Davidson County, Tennessee, being Unit No. 8 as shown on Exhibit B of Declaration of Covenants, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20200326-0032878; as amended by First Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20200902-0100030; as further amended by Second Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record

in Instrument No. 20201026-0123584, as further amended by Third Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No.20220526-0061183, amended by Fourth Amendment to Declaration, Conditions and Restrictions for 1242 Second Avenue South of record in Instrument No. 20220606-0064558, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description thereof.

Being a portion of the same property conveyed to True Development, LLC by Warranty deed from Hart to Heart Day Care Learning Center, Inc., a Tennessee Corporation of record in Tennessee, dated May 26, 2016 and recorded on June 6, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1242 2nd Avenue South, Unit 8, Nashville, TN 37210
(House No.) (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 successors 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 successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 Grantor's hand this 30 day of June, 2022.

True Development, LLC

BY: _____
John Hays, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

M. CATHERINE CLEARWATERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **John Hays**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of True Development, LLC, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand and official seal this the 30 day of June, 2022..

My Commission expires: 1-6-25

M. Catherine Clearwaters
Notary Public