Karen Johnson Davidson County
Batch# 887146 DEEDWARR
07/11/2022 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,238.50
20220711-0079515

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAWN MICHELLE OSBORNE STATE OF TENNESSEE NOTARY PUBLIC Davidson County My Commission Expires 04-27-2025

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Claire Bryant & John Austin Bryant	Evansville Teachers Federal Credit Union	
(NAME) 5814 A Carl Pl	(NAME) 4401 Theater Drive	091 063 N 001.00 CO
(ADDRESS) Nashville, TN 37209	(ADDRESS) Evansville, IN 47715	
(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 **MADISON CLAIRE BRYANT AND JOHN AUSTIN BRYANT, WIFE AND HUSBAND,** 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 Unit 1 of Homes at 5814 Carl, 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 5814 Carl, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20210825-0114726, 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 5814 Carl, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20210825-0114726, 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 Unit.

Being a part of the same property conveyed to Elliott Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Juanita Cantrell, Unmarried, of record in Instrument No. 20210825-0114719, in the Register's Office of Davidson County, Tennessee, dated August 23, 2021 and recorded on August 25, 2021.

Being the same property conveyed to Juanita Cantrell, by Quit Claim Deed from Richard Cantrell, of record in Instrument No. 20061220-0156711, in the Register's Office of Davidson County, Tennessee, dated October 13, 2006 and recorded on December 20, 2006.

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 5814 A Carl Pl, 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 Witness my hand this _____ day of July 7, 2022

ELLIOTT DEVELOPMENT, LLC

BY: _____

MICHAEL R. ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael R. 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 7 day of July, 2022.

Commission expires: 10/2/25

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

_____

Notary Public

202207110079515

Tennessee Certification of Electronic Document

I, Michelle Locke, 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 7/7/22 (date of document).

Michelle Locke
Affiant Signature

7/8/22
Date

State of TN

County of Williamson

Sworn to and subscribed before me this 8th day of July, 2022.

Brad Krivensky
Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

Brad Krivensky
State of Tennessee Notary Public
Williamson County