Karen Johnson Davidson County
Batch# 893045 DEEDWARR
07/25/2022 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,546.60
20220725-0084500

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $418,000.00.

Affiant

Subscribed and sworn to before me this 21st day of July, 2022.

Notary Public
My Commission Expires: 10/2/23

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2022-368

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elka Stern and Javier F. Garcia	New Owner	
1317 Cardinal Avenue		061-16-0-064.00
Nashville, TN, 37216		

WARRANTY DEED

For and in 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

Anne Ballard, a single woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elka Stern and Javier F. Garcia, a married couple,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 12 of Block "A" on the Plan of Map of Greenland Estates of record in Plat Book 974, Page 13, 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 James E. Holland, and Norma R. Holland, Husband and Wife by Warranty deed from Grace M. Driver, an unmarried woman of record in Instrument No. 20040730-0091425 Register's Office for Davidson County, Tennessee, dated July 23, 2004 and recorded on July 30, 2004.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company by Warranty deed from James E. Holland and Norma R. Holland, husband and wife, of record in Instrument No. 20220525-0060655 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 25, 2022.

Being the same property conveyed to Anne Ballard by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20220531-0062314 Register's Office for Davidson County, Tennessee, dated May 19, 2022 and recorded on May 31, 2022.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1317 Cardinal Avenue, Nashville, TN 37216.**

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 our hands this 21st day of July, 2022.

Anne Ballard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne Ballard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of July, 2022.

Notary Public: Ryan J. Alspaugh
My Commission Expires: 09/20/2025



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 7/21/22.

D. Shayne Adair

7/22/22
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 22 day of July, 2022.



Notary Public
My Commission Expires: 03/07/2026