Karen Johnson Davidson County
Batch# 894314 DEEDWARR
07/26/2022 03:54:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20220726-0085447

This instrument was prepared by Joel D. Ragland, Attorney at Law, Goble & Yow, PLLC, Apex Title, 215 Franklin Street, Clarksville, TN 37070, 931-647-3111.

MAIL TAX STATEMENTS TO:

Mr. & Mrs. Daniel Martinez
3324 CHESAPEAKE CIRCLE
NASHVILLE TN 37207

OWNER AND PROPERTY ADDRESS:

Mr. & Mrs. Daniel Martinez

3324 Chesapeake Circle

Nashville, TN 37207

ELZ HOLDINGS, LLC

TO: CASH WARRANTY DEED

DANIEL MARTINEZ, ET UX

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is acknowledged, **ELZ HOLDINGS, LLC, a series LLC, a Tennessee Limited Liability Company,** as **GRANTOR** and in this deed called the **"GRANTOR",** has this day bargained and sold and does transfer and convey unto **DANIEL MARTINEZ and FRIDA ALAMILLO, husband and wife,** as **GRANTEES** and in this deed called the **"GRANTEES"**, as tenants by the entireties, and to Grantees heirs and assigns forever, the following described real estate, together with any and all improvements located on the real estate, situated in Davidson County, Tennessee, to-wit:

BEING LOT NO. 42 on the plan of CHESAPEAKE HOMES, SECTION 3, as shown by plat of record in Plat Book 5200, Page 640, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

This is the same real estate conveyed to Grantor by deed of record in Instrument Number 20220314-0029226, in the Register's Office for Davidson County, Tennessee. The map, group and parcel number assigned to the above-described real estate by the Assessor of Property for Davidson County, Tennessee is 050-10-0-092.00.

TO HAVE AND TO HOLD said real estate together with any and all improvements thereon unto the **GRANTEES,** as tenants by the entireties, and to **GRANTEES** heirs and assigns forever.

SUBJECT TO all terms, matters and conditions shown on the above referenced plat of record and to the Restrictive Covenants of record in Book 6285, Page 885 and Book 6349, Page 499, in the Register's Office for Davidson County, Tennessee, **GRANTOR COVENANTS** that Grantor is lawfully seized and possessed of said real estate; that Grantor has a good and lawful right to convey the same; that this real estate is unencumbered; and, that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE REAL ESTATE AD VALOREM TAXES for the current year shall be pro-rated between the parties.

IN WITNESS, WHEREOF, Grantor has hereunto affixed Grantor's signature on this the 18th day of July 2022.

ELZ HOLDINGS, LLC, a series LLC

BY: MOJO ENTERPRISES, LLC, its Sole Member

BY: _____

ERIC J. YOW, its Sole Member

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for said County and State, **ERIC J. YOW,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be the **Sole Member** of **MOJO ENTERPRISES, LLC the Sole Member of ELZ HOLDINGS, LLC a series LLC,** the within named bargainer, a Tennessee limited liability company, and that such person, as such **Sole Member** executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as **Sole Member.**

Witness my hand and seal at office this the 18th day of July 2022.

Joel D. Ragland, Notary Public

My Commission Expires: February 18, 2026

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

As required by Tennessee Code Annotated Section 67-4-409(a)(6)(a), the undersigned being the Grantee, Grantee's agent or a trustee acting for Grantee after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater is **$230,000.00.**

Sworn to and subscribed to before me on this the 18 day of July 2022.

Affiant

Notary Public

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

RETURN TO:
MAGNOLIA
— TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, DEBORAH DEVINE, 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 July 18, 2022.

Date

Affiant Signature

July 26, 2022

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 1/3/23

Date

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)