Karen Johnson Davidson County
Batch# 902048 DEEDWARR
08/11/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,622.45
20220811-0091422

STATE OF TENNESSEE
COUNTY ~~OF Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $438,500.00

Affiant

Subscribed and sworn to before me, this 11th day of August, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Logan Tran **Daniel Dao**	**United Premier Funding, LLC**	**09016002100**
817 Regimental Dr	**2645 N Berkeley Rd, Ste 138-139**	
Hermitage, TN 37076	**Duluth, GA 30096**	

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 ACKNOWLEDGE, WE,

Artis W Elrod, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Logan Tran, unmarried and Daniel Dao, unmarried, as tenants in common with rights of survivorship

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 Lot No. 368, on the Map of Charlotte Park Subdivision, Section V, of record in Book 2663, Page 111, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Artis W Elrod, an unmarried individual, by Quitclaim Deed from Kathy A Arnold and Lisa M Bennett, as tenants in common, dated January 27, 2022, of record in Instrument No. 20220131-0011156, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kathy A Arnold, Lisa M Bennett, and Artis W Elrod, by Quitclaim Deed to Create Survivorship Interests, from Kathy A Arnold, Lisa M Bennett, and Artis W Elrod, as tenants in common, dated January 21, 2020, of record in Instrument No. 20200124-0008782, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kathy A Arnold, Lisa M Bennett, and Artis W Elrod, by Executrix's Quitclaim Deed from Kathy A Arnold, as Executrix of the Estate of Artis D Elrod, dated March 2, 2017, of record in Instrument No. 20170306-0022091, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Artis D Elrod and wife, Martha E Elrod, by Quitclaim Deed from Artis D Elrod, dated July 20, 1990, of record in Book 8177, Page 804, in the Register's Office for Davidson County, Tennessee. Martha E Elrod died September 14, 2014, leaving Artis D Elrod as the sole surviving tenant. Artis D Elrod died June 8, 2016, and by order of Davidson County Probate Court, No. 16P1209, Kathy A Arnold was named Executrix of the Estate of Artis D Elrod.

Further being the same property conveyed to Artis D Elrod, unmarried, by Warranty Deed from Sheridan Construction Company, a Tennessee corporation, dated April 21, 1960, of record in Book 3067, Page 421, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as 510 Scholarship Dr, Nashville, TN 37209.

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 in 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.

_____ Date: 8/8/22
Artis W Elrod

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Artis W Elrod, the within named Grantor(s), 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, at office, this 8 day of August, 2022.

CHINA HENDRIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

_____
NOTARY PUBLIC

My Commission Expires: 3/3/26

Certificate of Authenticity

I, Linzie Hahn, 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 8/8/22.

Date

Affiant Signature

8/8/22
Date

State of TN
County of Williamson

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

Notary's Signature
My Commission Expires: 3/3/26

Notary's Seal (if on paper)

CHINA HENDRIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026