This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19098-RR

Karen Johnson Davidson County
Batch# 927026 DEEDWARR
10/07/2022 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20221007-0110774

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of October, 2022.

Notary Public
My Commission Expires: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
COMM. EXPIRES 11-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Latoya Nichole Hampton 532 Leslie Ann Ct. Hermitage, TN 37076	New Owner	075 12 0B 064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Alexi Elias and Nathan Elias, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Latoya Nichole Hampton, an unmarried woman**, hereinafter called the Grantee, her 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 all of Lot No. 51 on the Plan of First Revision, Phase Two, Section Three, Brookside Woods, a Planned Unit Development, of record in Plat Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Alexi Elias and Nathan Elias, husband and wife, as joint tenants, by Warranty Deed from Brandon C. Buckner, married, of record in Instrument No. 20220308-0026062, in the Register's Office of Davidson County, Tennessee, dated February 22, 2022, and recorded on March 8, 2022 .

This is improved property located at: **532 Leslie Ann Court, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of October, 2022.

GRANTOR:

Alexi Elias

Nathan Elias

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF St. Lucie

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexi Elias and Nathan Elias, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2022.

LYN A. KADON
Notary Public - State of Florida
Commission # HH 208733
My Comm. Expires Mar 25, 2026

Notary Public
My Commission expires: 3/25/2026

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Christi Johnston *(custodian's name)*, 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 10/6/22 *(date of document)*.

Custodian's Signature — 10/7/22 date

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 7th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: _____

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023