Karen Johnson Davidson County
Batch# 950947 DEEDWARR
12/13/2022 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20221213-0129334

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5301

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of December, 2022

Notary Public

Commission Expires: 10/16/2024

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Lawrence Elkin 3801 Faulkner Drive Nashville, TN 37211	Easy Street Capital Investments, LLC 1201 East Cesar Chavez Street Austin, TX 78702	148 05 0 212.00

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, I/WE,

Millard Ray Fults, Lisa Ann Fults, Forrest Allen Fults, and Billy Gene Franks
Heirs and Devisees of the Estate of Shirley Ann Fults

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lawrence Elkin, an individual

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:

Being Lot No. 19 on the Plan of Hillbrook Subdivision, Section 7, as of record in Book 3842, page 249, Register's Office for said County, to which plan reference is here made for description.

BEING the same property conveyed by Warranty Deed from Cheek & Jones, Inc., a Tennessee corporation to Forrest Fults, Jr. and wife, Shirley Ann Fults, recorded May 28, 1971, as Book 4506 Page 190 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $20,300.00. The said Forrest Fults, Jr. died on or about November 8, 1993 thereby vesting title in Shirley Ann Fults by reason of their tenancy by the entirety. The said Shirley Ann Fults died testate on or about June 11, 2022. Reference is made to the last will and testament of Shirley Ann Fults, deceased, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 22-P-1764, which names Millard Ray Fults, Lisa Ann Fults, Forrest Allen Fults, and Billy Gene Franks as devisees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3801 Faulkner Drive, Nashville, TN 37211

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 so 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.

Dated this the 7th day of December, 2022.

Millard Ray Fults

Lisa Ann Laster

Forrest Allen Fults

Billy Gene Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of December, 2022, before me personally appeared Millard Ray Fults, Lisa Ann Laster, Forrest Allen Fults and Billy Gene Franks, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of December, 2022.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 12/7/2022.

Affiant Signature

12/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/9/2022.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON