WARRANTY DEED

Karen Johnson Davidson County
Batch# 956489 DEEDWARR
12/30/2022 09:41:32 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20221230-0133840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

RETURN TO:
FIRST AMERICAN TITLE INSURANCE COMPANY
4310 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dianne M. Schwartz and Jesse A. Schwartz	NEW OWNER	
(NAME)	(NAME)	129 10 0 036.00
6605 Ellesmere Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIANNE M. SCHWARTZ AND JESSE A. SCHWARTZ, WIFE AND HUSBAND,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 59 on the Plan of West Meade Park, Inc., Section 3, as shown by plat of record in Book 3300, Page 23, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Warranty Deed from Eldon R. Spraker III, unmarried, of record in Instrument No. 20211208-0162640, in the Register's Office of Davidson County, Tennessee, dated December 06, 2021, and recorded on December 08, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved X
This is improved _ property, known as

Ellesmere Rd., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BOX 10-A

Witness my hand this 29th day of December, 2022.

ELLIOTT DEVELOPMENT, LLC

BY: _____

MICHAEL ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Elliott Development, LLC, the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 29th day of December, 2022.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

_____

Notary Public