WARRANTY DEED

Karen Johnson Davidson County
Batch# 961927 DEEDWARR
01/18/2023 10:25:30 AM 8 pgs
Fees: $43.00 Taxes: $14,800.00
20230118-0004029

File No. LG-22-3146

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2023

Notary Public

MY COMMISSION EXPIRES: 10/10/24

(AFFIX SEAL)

LESLIE HAYES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
NGS, LLC	New Owner	
(NAME)	(NAME)	See "Exhibit A"
4121 Hillsboro Rd., Ste. 302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I/we, **Elam's Housing Rentals, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NGS, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE "EXHIBIT A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO THE PERMITTED EXCEPTIONS IN THE "EXHIBIT B" ATTACHED HERETO.

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.

Witness my/our hand this 17th day of January, 2023.

- REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -

Elam's Housing Rentals, LLC,
a Tennessee Limited Liability Company

By:_____
Ariel Douglas Elam, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ryan Lux, of the state and county mentioned, personally appeared Ariel Douglas Elam, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Elam's Housing Rentals, LLC, the within named bargainor, a Limited Liability Company, and that such Ariel Douglas Elam as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this 17th day of January, 2023.

_____
Notary Signature

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

EXHIBIT A

Parcel One:
Map/Parcel ID: 162-03-0-268.00

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Haywood Hills, Section Three of record in Plat at Book 4460, Page(s) 164 & 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam of record in Instrument No. 20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

Parcel Two:
Map/Parcel ID: 162-04-0-069.00

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of Haywood Hills, Section Three of record in Plat at Book 4460, Page(s)164 & 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam of record in Instrument No. 20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

Parcel Three:
Map/Parcel ID: 162-04-0-070.00

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Haywood Hills, Section Three of record in Plat at Book 4460, Page(s) 164 & 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC by Warranty Deed from Dan Heichelbech of record in Instrument No. 20111110-0087909 Register's Office for Davidson County, Tennessee, dated November 07, 2011 and recorded on November 10, 2011.

Parcel Four:
Map/Parcel ID: 162-04-0-071.00

Land in Davidson County, Tennessee, being Lot No. 201 on the Plan of Haywood Hills, Section Three of record in Plat at Book 4460, Page(s) 164 & 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC by Special Warranty Deed from Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing, L.P., FKA Countrywide Home Loans Servicing, LP for the Harborview 2006-5 Trust of record in Instrument No. 20111122-0091426 Register's Office for Davidson County, Tennessee, dated September 14, 2011 and recorded on November 22, 2011.

Parcel Five:
Map/Parcel ID: 162-03-0-267.00

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Haywood Hills, Section Three of record in Plat at Book 4460, Page(s) 164 & 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam of record in Instrument No. 20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

Parcel Six:
Map/Parcel ID: 162-01-0-109.00

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Warranty Deed from SSI Properties, Inc of record in Instrument No. 20180514-0046079 Register's Office for Davidson County, Tennessee, dated May 11, 2018 and recorded on May 14, 2018.

Parcel Seven:
Map/Parcel ID: 162-01-0-108.00

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Marilee R. Alessandra, surviving trustee of the Albert and Marilee Alessandra Trust dated June 20, 2008 of record in Instrument No. 20180612-0056164 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 12, 2018.

Parcel Eight:
Map/Parcel ID: 162-01-0-107.00

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals by Special Warranty Deed from Household Financial Center, Inc., of record in Instrument No. 20100728-0059067 Register's Office for Davidson County, Tennessee, dated July 19, 2010 and recorded on July 28, 2010.

Parcel Nine:
Map/Parcel ID: 162-01-0-106.00

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Marilee R. A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008 of record in Instrument No. 20180612-0056524 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 12, 2018.

Parcel Ten:
Map/Parcel ID: 162-01-0-105.00

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Tusculum Gardens of record in Plat at Book 4660, Page 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Warranty Deed from Marilee R. A. Kincaid, previously known as Marilee R. Alessandra, surviving Trustee of The Albert and Marilee Alessandra Trust dated June 20, 2008 of record in Instrument No. 20180612-0056171 Register's Office for Davidson County, Tennessee, dated June 08, 2018 and recorded on June 12, 2018.

Parcel Eleven:
Map/Parcel ID: 173-01-0-092.00

Land in Davidson County, Tennessee, being Lot No. 71 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elam's Housing Rentals, LLC by Warranty Deed from Jamil Tayip and wife, Ayshe Tayip of record in Instrument No. 20121226-0118877 Register's Office for Davidson County, Tennessee, dated December 19, 2012 and recorded on December 26, 2012.

Parcel Twelve:
Map/Parcel ID: 173-01-0-090.00

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section Two-A, Monte Carlo, of record in Plat Book 4955, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam of record in Instrument No. 20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

Parcel Thirteen:
Map/Parcel ID: 173-01-0-096.00

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Monte Carlo Section IIC, of record in Plat Book 5200, Page 66, as amended by Book 6225, Page 368, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam of record in Instrument No. 20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

Parcel Fourteen:
Map/Parcel ID: 148-07-0-118.00

Land in Davidson County, Tennessee, being Lot No. 1009 on the Plan of Section Eight Cherokee Hills "Being a Resubdivision of Lot No. 857-A & Reserved Parcels b and D Cherokee Hills Section Eight as of record in Book 3700, Page 154", of record in Plat Book 4300, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Elam's Housing Rentals, LLC, a Tennessee limited liability company by Quitclaim Deed from Ariel M. Elam and Maridean M. Elam of record in Instrument No. 20100701-0051787 Register's Office for Davidson County, Tennessee, dated July 01, 2010 and recorded on July 01, 2010.

Parcel Fifteen:
Map/Parcel ID: 162-07-0-125.00

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Antioch Park Section Six-A, of record in Plat Book 4955, Page 94, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elams Housing Rentals, LLC by Warranty Deed from Harold Roberts and Natalie A. Roberts of record in Instrument No. 20170503-0043486 Register's Office for Davidson County, Tennessee, dated May 02, 2017 and recorded on May 03, 2017.

Parcel Sixteen:
Map/Parcel ID: 162-06-0-119.00

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Section Two. Fair Oaks, of record in Plat Book 4460, Page(s) 52 & 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elams Housing Rentals, LLC by Warranty Deed from Pamular Ross and Sharonda Kelly Ross, Heirs of the Estate of Patricia Ann Ross, deceased of record in Instrument No. 20170413-0036295 Register's Office for Davidson County, Tennessee, dated April 11, 2017 and recorded on April 13, 2017.

EXHIBIT B
Permitted Encumbrances

1. Taxes for the year 2023 and thereafter, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 4460, Page 164 & 165, Register's Office for Davidson County, Tennessee. (As to Parcels 1, 2, 3, 4, 5)

3. All matters shown on the Plan of record in Plat Book 4660, Page 35, Register's Office for Davidson County, Tennessee. (As to Parcels 6, 7, 8, 9, 10)

4. All matters shown on the Plan of record in Plat Book 4955, Page 45, Register's Office for Davidson County, Tennessee. (As to Parcels 11, 12)

5. All matters shown on the Plan of record in Plat Book 5200, Page 66 as amended by Book 6225, Page 368, Register's Office for Davidson County, Tennessee. (As to Parcel 13)

6. All matters shown on the Plan of record in Plat Book 3700, Page 154 and Plat Book 4300, Page 106, Register's Office for Davidson County, Tennessee. (As to Parcel 14)

7. All matters shown on the Plan of record in Plat Book 4955, Page 94, Register's Office for Davidson County, Tennessee. (As to Parcel 15)

8. All matters shown on the Plan of record in Plat Book 4460, Page 52 & 53, Register's Office for Davidson County, Tennessee. (As to Parcel 16)

9. Restrictions of record in Book 4691, Page 670, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Parcels 1, 2, 3,4, 5)

10. Restrictions of record in Book 4709, Page 48, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Parcels 6, 7, 8, 9, 10)

11. Restrictions of record in Book 5202, Page 261, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Parcels 11, 12)

12. Restrictions of record in Book 5304, Page 888, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (Parcel 13)

13. Restrictions of record in Book 4198, Page 609 and Book 4518, Page 495, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Parcel 14)

14. Restrictions of record in Book 4556, Page 718, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. (As to Parcel 16)

15. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Certificate of Authenticity

I, Leslie G. Hayes, 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 1/17/2023.

Date

Affiant Signature

1/18/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18th day of January, 2023.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)