Karen Johnson Davidson County
Batch# 984797 DEEDWARR
03/27/2023 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $2,171.90
20230327-0022114

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Anna Scott Lovejoy and Ellis Bouldin 1717 B 17th Ave. N Nashville TN 37208	Same as New Owner	081-11-0D-002.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sakina Eltom, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anna Scott Lovejoy, a single woman, and Ellis Bouldin, a single woman, as tenants in common,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B of Cottages of 17th Avenue, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottages of 17th Avenue, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170407-0034184 and First Amendment to Cottages of 17th Avenue recorded in Instrument No. 20170815-0083789, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Cottages of 17th Avenue, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. Instrument No. 20170407-0034184 and First Amendment to Cottages of 17th Avenue recorded in Instrument No. 20170815-0083789, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Antonio D. Tate by Warranty Deed from Yvonne Y. Clark of record in Instrument No. 20000203-0011645, Register's Office for Davidson County, Tennessee, dated January 21, 2000 and recorded on February 03, 2000.

Being a portion of the same property conveyed to TRHI, LLC, a Tennessee limited liability company by Quitclaim Deed from Antonio D. Tate of record in Instrument No. 20120425-0035332, Register's Office for Davidson County, Tennessee, dated April 24, 2012 and recorded on April 25, 2012.

Being a portion of the same property conveyed to Antonio D. Tate by Quitclaim deed from TRHI, LLC, a Tennessee limited liability company of record in Instrument No. 20161028-0114127 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 28, 2016 and Corrected Quit Claim Deed recorded on August 24, 2017, of record in Instrument No. 20170824-0087040.

Being the same property conveyed to Sakina Eltom, a married woman by Warranty deed from Antonio D. Tate, a married man of record in Instrument No. 20210408-0046971 Register's Office for Davidson County, Tennessee, dated April 7, 2021 and recorded on April 8, 2021.

This being investment property, never the marital residence of the Grantor.

For Informational Purposes Only: Also being known as 1717 B 17th Avenue North, Nashville TN 37208; Parcel #081-11-0D-002.00-CO.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of March, 2023.

Sakina Eltom (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2023, before me personally appeared Sakina Eltom, 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 24th day of March, 2023.



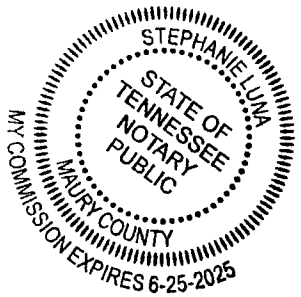
Notary Signature
My commission expires: 1-6-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $587,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Haley Coyle
(Affiant)



Sworn to and subscribed before me this
24th day of March, 2023.

Notary Public
My commission expires: 6/25/25
File No. 2023-1345

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 03/24/23 (date of document).

Emma Howard

Affiant Signature

Date: 03/24/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of March, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

