Karen Johnson Davidson County
Batch# 989272 DEEDWARR
04/06/2023 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,589.63
20230406-0025307

WARRANTY DEED

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $699,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5TH DAY OF APRIL, 2023.

Julie Baily
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Chelsea Cook	SEND TAX BILLS TO: U.S. Bank, N.A.	MAP-PARCEL NUMBERS
(NAME) 932 A Elvira Avenue	(NAME) 4801 Frederica Street	072-06-1R-001.00-CO
(ADDRESS) Nashville, TN 37216	(ADDRESS) Owensboro, KY 42301	
(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, **615 REI, LLC, a New Mexico Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Chelsea Cook, a single woman**, HEREINAFTER CALLED THE GRANTEE, HER/THEIR 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 Unit A of 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements located at Nashville, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210422-0053987, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 932 Elvira Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat files as Exhibit "B" to said Declaration appearing in Instrument No. 20210422-0053987, and bylaws appended thereto as Exhibit "C", said Register's Office, as amended at Instrument No. 20210422-0053987, 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 the same property conveyed to 615 REI LLC, a New Mexico Limited Liability Company, by virtue of that certain Quit Claim Deed dated March 10, 2023, and being of record at Instrument No. 20230313-0018032, in the Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to Dan Brady, a married man by Quitclaim Deed of record in Instrument No. 20170605-0055821 Register's Office for Davidson County, Tennessee, dated May 16, 2017 and recorded on June 05, 2017.

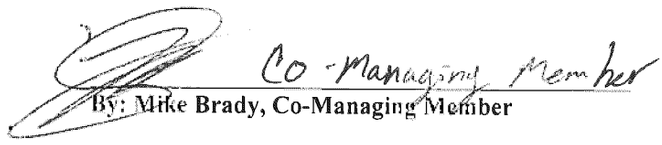
This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 932 A Elvira Ave Nashville, TN 37216
(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.

Witness my hand this 5th day of April, 2023.

615 REI LLC



By: **Mike Brady, Co-Managing Member**

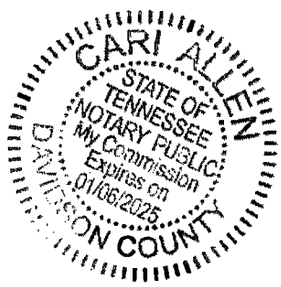
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Mike Brady,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Co-Managing Member** of **615 REI LLC** the within named bargainer, and that he/she as such **Co-Managing Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of **615 REI LLC** by himself/herself as **Co-Managing Member**.

WITNESS my hand and official seal at office this 5th day of April, 2023.

Notary Public

My Commission Expires: 1-6-25



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 April 6, 2023 (date of document).

Affiant Signature

April 6, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 6th day of April, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023