THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230544626

Karen Johnson Davidson County
Batch# 1009936 DEEDWARR
06/01/2023 11 53 47 AM 2 pgs
Fees $13 00 Taxes $3,478.00

20230601-0041378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $940,000 00

Affiant

Subscribed and sworn to before me, this 30th day of May, 2023.

Notary Public
My Commission Expires 9/8/25

SEVEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPT

WARRANTY DEED

Address New Owner:	Send Tax Bills To.	Tax Information:
M2 Investments, LLC 2905 Primrose Circle Nashville TN 37212	New Owner	Tax Parcel ID No 17-04-0Y-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Elliott, Jr. and Caroline Hinds Elliott, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **M2 Investments, LLC, a Georgia Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" , on the Horizontal Property Regime for Primrose Estates, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) as established in the Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20150121-0005885 , Plat as depicted in Exhibit "B" in the amended Declaration in Instrument No. 20160311-0023531 and corrected by Scrivener's Affidavit of record in Instrument No. 20160317-0025421, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to DAVID ELLIOTT, JR. AND CAROLINE HARRIS HINDS, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from MILES BELL AND HANNAH BELL, HUSBAND AND WIFE, of record in Instrument No. 20180124-0007272 , dated January 18, 2018 , said Register's Office.

Caroline Harris Hinds having since married and is now known as Caroline Hinds Elliott.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 17-04-0Y-001.00 CO.

Matters shown on the Plan of record in Plat Book 974, page 97, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3983, page 225, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 1174, page 492, said Register's Office

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20150121-0005885, amended in Instrument No. 20160311-0023531 and corrected by Scrivener's Affidavit of record in Instrument No. 20160317-0025421, said Register's Office.

Easements and Assessments as contained in Declaration of record in Instrument No. 20150121-0005885, said Register's Office.

This is improved property located at 2905 Primrose Circle Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2023

David Elliott, Jr.

Caroline Hinds Elliott

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Elliott, Jr and Caroline Hinds Elliott, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 30th day of May, 2023

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026