Karen Johnson Davidson County
Batch# 1021007 DEEDWARR
06/29/2023 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20230629-0049788

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hannah Poole	Hannah Poole	Parcel ID: 007 15 0 019.00
(NAME) 8302 Preston Run Circle	(NAME) 8302 Preston Run Circle	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elevate Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hannah Poole, a single person**, 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:

Land in Davidson County, Tennessee, being Lot No. 57, on the Plan of Grizzard Manor, Section Three, of record in Plat Book 4675, Page 40, 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 Nancy C. Scott from Goodlettsville Development Company, Inc., a Tennessee corporation by Warranty Deed dated May 16, 1977 and recorded on June 10, 1977 in Book 5157, Page 796, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to J. Phillip Jones and wife, Vickie L. Jones from Nancy C. Scott and husband, Harris N. Scott, III by Quitclaim Deed dated May 26, 2001 and recorded on May 31, 2001 in Instrument No. 20010531-0056157, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to John Vaughn from J. Phillip Jones and wife, Vickie L. Jones by Quitclaim Deed dated October 11, 2013 and recorded on October 18, 2013 in Instrument No. 20131018-0109104, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elevate Properties, LLC, a Tennessee Limited Liability Company from John Vaughn, single by Warranty Deed dated March 8, 2022 and recorded on March 15, 2022 in Instrument No. 20220315-0029755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.
unimproved ☐

This is improved ☒ property, known as 1925 Normerle Drive, Goodlettsville, TN 37072

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 our hands this 28th day of JUNE, 2023

Elevate Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Alan Good, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Alan Good, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole member of Elevate Properties, LLC, a Tennessee Limited Liability Company and that he is authorized by Elevate Properties, LLC, a Tennessee Limited Liability Company to execute this instrument on its behalf as such sole member.

Witness my hand and official seal, this the 28th day of June, 2023.

_____
Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2027

Certificate of Authenticity

I, Tonya Loftin, 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 **June 28, 2023**.

Date

Tonya Loftin
Affiant Signature

June 29, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 29th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)