Karen Johnson Davidson County
Batch# 1031782 DEEDWARR
07/28/2023 09 21 44 AM 2 pgs
Fees $13 00 Taxes $1,589 15
20230728-0058259

Prepared by
Tennessee Title & Escrow Affiliates LLC
206 Gothic Court Suite 300
Franklin TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value whichever is greater for this transfer is $429,500 00

Affiant

Subscribed and sworn to before me this 27 day of July 2023

Notary Public
My commission expires 6-17-2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills to:	Tax Information
Donald Magnot 643 Cogdill Lane Nashville, TN 37216	Wright-Patt Credit Union 3560 Pentagon Blvd Beavei Creek, OH 45431	072-05-0Q-031 00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10 00), cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations the receipt of which is hereby acknowledged, **Elvira Ave, LLC, a Tennessee limited liability company**, hereinafter referred to as Grantor(s), have bargained and sold and do hereby transfer and convey to **Donald Magnot and Meganne Muir, husband and wife,** hereinafter called the Grantee(s) their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows

A certain townhome located in Davidson County, Tennessee, being Unit No 31 of Inglenook Townhomes (formerly known as 905 Elvira Avenue Townhomes), a Horizontal Property Regime with Private Elements, a Townhome Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 , et seq of the Tennessee Code Annotated under the Declaration of Covenants, Conditions and Restrictions establishing Inglenook Townhomes (formerly known as 905 Elvira Avenue Townhomes) a Horizontal Property Regime of record in Instrument Number 20230717-0054777 , in the Register s office for Davidson County, Tennessee, and subject to the provisions and requirements thereof and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit B" to said Declaration together with a percentage interest in the common elements as set forth in said Declaration

Being a portion of the same property conveyed to Elvira Ave, LLC, a Tennessee limited liability company, by Quitclaim Deed from The MC2 Group, Inc , a Tennessee corporation dated February 26, 2021 and filed for record in Instrument No 20210319-0036898, Register's Office of Davidson County, Tennessee Also, being a portion of the same property conveyed to Elvira Ave, LLC, a Tennessee limited liability company, by Quitclaim Deed from The MC2 Group, Inc , a Tennessee corporation dated April 27, 2022 and filed for record in Instrument No 20220428-0049356, Register's Office of Davidson County, Tennessee

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions and easements as may affect the premises Subject to the easements and restrictions of record in the Register s Office for Davidson County, Tennessee

This property is improved property known as 643 Cogdill Lane, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives to warrant and forever defend the title to said land to said Grantee(s) 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 the 27th day of July, 2023

Elvira Ave, LLC
A Tennessee limited liability company

By Trey Cain
Its Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative for Elvira Ave, LLC**, the within named bargainor **a Tennessee limited liabilty company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Authorized Representative

Witness my hand and official seal at Franklin, Tennessee this the 27th day of July 2023

Notary Public

My Commission expires 6-17-2024

FILE NO 2023067742

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY