Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 1034294 DEEDWARR
08/03/2023 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,589.15
20230803-0060044

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 101
Franklin, TN 37067

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 09/02/2024

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 2 day of August 2023.

Notary Public
My commission expires: 9-2-24

Address of New Owner:	Send Tax Bills to:	Tax Information
Jesse Aynes 637 Cogdill Lane Nashville, TN 37216	**Same as New Owner**	072-05-0Q-034.00

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 **Jesse Aynes, an unmarried man,** 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. 34 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 637 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 1st day of August, 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 liability 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 1st day of August, 2023.

Notary Public

My Commission expires: 6-17-2024



FILE NO: 2023067743

Certificate of Authenticity

I, Leslie G. Hayes, 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 **8/2/2023**.

Date

Affiant Signature

8/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of August, 20 23.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

My Commission Expires: _____
Date

Notary's Seal (if on paper)