This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1036165 DEEDWARR
08/08/2023 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,472.60
20230808-0061533

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $398,000.00.

Affiant

Subscribed and sworn before me this the 4th day of August, 2023.

Notary Public
My commission expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gary and Veronica Carter 2919 Leatherwood Drive Nashville, TN 37214	New Owner	096-10-0-128.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ELFERSY PROPERTIES, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GARY CARTER AND VERONICA CARTER, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Clover Hill, Section No. V of record in Plat Book 2133, Page 88, 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 Elfersy Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated 01/16/2023, from Myrna McKinley, a widow, of record in Instrument No. 20230117-0003877, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2919 Leatherwood Drive, Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 4th day of August, 2023.

Elfersy Properties, LLC

BY: _____
Avi Elfersy, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Avi Elfersy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Sole Member of the within named bargainor, a LLC, and that He, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Avi Elfersy as such Sole Member.

Witness my hand and official seal this 4th day of August, 2023.

My commission expires: 5.21.2024

_____
Notary Public

JUSTIN MOONEYHAM
STATE OF TENNESSEE
NOTARY PUBLIC
COFFEE COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 8/4/23.

Affiant Signature – Joshua A. Terry

8/8/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/8/23.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 28, 2026
COUNTY OF WILLIAMSON