WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048732 DEEDWARR
09/12/2023 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20230912-0071397

TAMMY SHATTUCK
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald McDow	NEW OWNER	
(NAME)	(NAME)	090 16 0Z 002.00
521A American Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RONALD MCDOW, A SINGLE MAN**, 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 Unit 2 of Homes At 521 American Road, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes At 521 American Road, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20211005-0133642, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 521 American Road, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20211005-0133642, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a part of the same property conveyed to Elliott Development, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Tracey L. Demoss, Unmarried, of record in Instrument No. 20211005-0133641, in the Register's Office of Davidson County, Tennessee, dated October 01, 2021 and recorded on October 05, 2021.

Being the same property conveyed to Tracey L. Demoss, Unmarried, by Quitclaim Deed from Tracey L. Nickens, N.K.A Tracey L. Demoss, of record in Instrument No. 20070830-0104322, in the Register's Office of Davidson County, Tennessee, dated July 18, 2007 and recorded on August 30, 2007.

Being the same property conveyed to Tracey L. Nickens, by Quitclaim Deed from Robert L. Nickens, of record in Instrument No. 20070626-0076302, in the Register's Office of Davidson County, Tennessee, dated July 31, 2004 and recorded on June 26, 2007.

Being the same property conveyed to Tracey L. Nickens and Husband, Robert L. Nickens, by Warranty Deed from Donald Brian Wood and Wife, Kimberly Joan Wood, of record in Book 10469, Page 71, in the Register's Office of Davidson County, Tennessee, dated May 23, 1997 and recorded on May 28, 1997.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 521A American Rd, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 8th day of September, 2023

ELLIOTT DEVELOPMENT, LLC, A
TENNESSEE LIMITED LIABILITY COMPANY

BY: X 9/8/23

MICHAEL ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elliott Development, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 8th day of September, 2023.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 10/2/23

Notary Public

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 9/8/2023 (date of document).

Regina Sullo
Affiant Signature

Sept 12 2023
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 12th day of Sept, 23.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

