Karen Johnson Davidson County
Batch# 1053027 DEEDWARR
09/22/2023 01:03:58 PM 2 pgs
Fees: $13.00 Taxes: $5,531.50
20230922-0074678

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,495,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 07/09/24
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 935 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julia Michelle Boll and Daniel Bowden Bailey	same as new owners	Parcel ID: 092 13 0 123.00
(NAME) 3800 Elkins Ave.	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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, **Springdale Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia Michelle Boll and Daniel Bowden Bailey**, 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:

wife and husband

Land in Davidson County, Tennessee, being Lot No. 1 of Block 19 on the Plan of Charlotte Park's Second Addition to Nashville of record in Plat Book 57, Pages 160 and 161, 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 Maximillian H. Linville and Liliya Linville, husband and wife from Matthew Steven Spencer, an unmarried man by Warranty Deed, dated December 8, 2017 and recorded on December 11, 2017 in Instrument No. 20171211-0125976, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Springdale Development, LLC, a Tennessee limited liability company from Maximillian Linville and Liliya Linville, husband and wife by Warranty Deed, dated March 31, 2022 and recorded on April 7, 2022 in Instrument No. 20220407-0040696, in the Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JML-P-23-3800

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 3800 Elkins Ave., Nashville, TN 37209

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 18th day of September, 2023

Springdale Development, LLC

BY: _____

Alicia Allen-Buerger
Authorized Agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within-named Alicia Allen-Buerger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Agent, and is authorized to execute the instrument on behalf of Springdale Development, LLC, the within named barginor, and that as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Authorized Agent.

WITNESS my hand and official seal of office, this 18th day of September, 2023.

M.R. Schodroski

Notary Public

My Commission Expires: 3/3/2026

(SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026