Karen Johnson Davidson County
Batch# 1056382 DEEDWARR
10/03/2023 09:00:45 AM 2 pgs
Fees: $13.00 Taxes: $1,803.75
20231003-0077512

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-FOR-23653

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

$487,500.00

The actual consideration or value, whichever is greater, for this transfer is $487,500.00

Affiant

Subscribed and sworn to before me, this 26th day of Sept., 2023.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My commission expires: _____

Address of New Owner:	Send Tax Bills to:	Tax Information
Alyssa Root 653 Cogdill Lane Nashville, TN 37216	Same as new owner	072-05-0Q-027.00

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 **Alyssa Root and Alexander Root, wife and husband,** 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. 27 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 Inglehook 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 653 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 29th day of September, 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 29th day of September, 2023.

Notary Public

My Commission expires: 6-17-2024

FILE NO: 2023097790

