Karen Johnson Davidson County
Batch# 1066167 DEEDWARR
10/30/2023 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $4,985.75
20231030-0084806

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21502-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,347,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2023.

Notary Public
My Commission Expires: 8/19/2025

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Groundly Home Lessor LLC 1114 Avenue of the Americas 39th Floor New York, NY 10036	New Owner	092-13-0-164

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elkin Holdings, GP, a Tennessee General Partnership**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Groundly Home Lessor LLC, a Delaware Limited Liability Company,** hereinafter called the Grantee, its successors 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 Lot No. 7, Block 17, as shown on the map entitled Map of Charlotte Park 2nd Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Elkin Holdings, GP by deed from Deborah L. Grantham and George E. Grantham, wife and husband, of record as Instrument No. 20220427-0048206, Register's Office for Davidson County, Tennessee, as corrected by Scrivener's Affidavit of record as Instrument No. 20231010-0079542, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3512 Elkins Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024, a lien not yet due and payable. Taxes for the year 2023 have been prorated between the parties as of the date of this instrument, with the Grantee paying its prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) matters shown on the Plan of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee.

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of October, 2023.

GRANTOR:

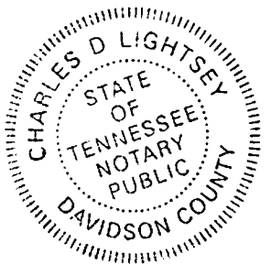
Elkin Holdings, GP,
a Tennessee general partnership
By: Skyline Development, LLC
a Tennessee limited liability company, its Partner

By: _____
Allan Smith, Sole and Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Allan Smith, within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole and Managing Member of Skyline Development, LLC, in its capacity as Partner of Elkin Holdings, GP, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of October, 2023.



_____
Notary Public
My Commission expires: 3/3/26

202310300084806

True Copy Certification

I, William T. Smith, 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 October 30, 2023.

Affiant Signature

Date: 10/30/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 30th day of October, 2023.

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

