Karen Johnson Davidson County
Batch# 1070089 DEEDWARR
11/09/2023 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $2,479.00
20231109-0087784

WARRANTY DEED

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2028

File No. AT-23-5427

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 7/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Triple E Development, LLC	New owner	
(NAME)	(NAME)	103 06 0U 001.00, 103 06 0U 002.00, 103 02 4D 002.00, 103 02 4D 001.00, 103 02 4E 002.00, 103 02 4E 001.00
309 Ella Way		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, I/we, **Elevate West LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Triple E Development, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being Unit Nos. A & B on the Plan of Homes at Elevate West I, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210902-0118323, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Unit Nos. A & B on the Plan of Homes at Elevate West II, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210902-0118324, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 3:
Land in Davidson County, Tennessee, being Unit Nos. A & B on the Plan of Homes at Elevate West III, a property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20210902-0118369, 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 a portion of the same property conveyed to Greg Farricielli by Warranty Deed from Estate of Sylvia Rose Barish of record in Instrument No. 20201112-0133683, Register's Office for Davidson County, Tennessee, dated November 06, 2020 and recorded on November 12, 2020.

Being a portion of the same property conveyed to Elevate West, LLC, a Tennessee limited liability company by Quitclaim Deed from Greg Farricielli, unmarried of record in Instrument No. 20210831-0117394, Register's Office for Davidson County, Tennessee, dated August 25, 2021 and recorded on August 31, 2021.

This is property more commonly known as 5540 Oakmont Circle, Nashville, TN 37209, 5542 Oakmont Circle, Nashville, TN 37209, 5544 Oakmont Circle, Nashville, TN 37209, 5546 Oakmont Circle, Nashville, TN 37209, 5548 Oakmont Circle, Nashville, TN 37209 and 5550 Oakmont Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, 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 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/our hand this 7th day of November, 2023.

Elevate West LLC, a Tennessee Limited Liability Company

By: _____
Christie Leggo, Member

By: _____
Jeremy Leggo, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Greg Farricielli, Christie Leggo, and Jeremy Leggo, Members of Elevate West LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Members of Elevate West LLC, the within named bargainor, a Limited Liability Company, and that such Christie Leggo and Jeremy Leggo, Members of Elevate West LLC as such Members, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Members.

Witness my hand this 7th day of November, 2023.

_____
Notary Signature

Printed Name:_____

My commission expires:_____

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-25-2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **November 7, 2023**.

Date

Affiant Signature

November 9, 2023

Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **9** day of **November**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)