Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

File Number: TN-23-1649

Karen Johnson Davidson County
Batch# 1075068 DEEDWARR
11/27/2023 09:46:37 AM 2 pgs
Fees: $13.00 Taxes: $555.00

20231127-0091338

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of November, 2023.

Notary Public
My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
430 Elysian Fields LLC, A Virginia limited Liability Company	New owner	
		133 14 OA 066.00
803 Rugby Rd		
Manassas Park, VA 20111		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Hollis Pinson, unmarried**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **430 Elysian Fields LLC, a Virginia limited liability company**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Unit E-8 of The Village of Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939 and Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Hollis Pinson, unmarried, by Warranty Deed from Grassmere Development Company, LLC, dated May 30, 2007 of record in instrument number 20070604-0066163 in Register's Office of Davidson County, Tennessee.

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

This property is improved property known as 420 Elysian Fields Road, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 21st day of November, 2023.

Hollis Pinson

State of KY
County of PIKE

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Hollis Pinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, TN, this 21st day of November, 2023.

BARBARA J. WHITE
Notary Public
Commonwealth of Kentucky
Commission Number KYNP59134
My Commission Expires Oct 27, 2026

Notary Public at Large
My Commission Expires: 10/27/2026