Karen Johnson Davidson County
Batch# 1086061 DEEDWARR
12/27/2023 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20231227-0099501

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

File Number: 23120823

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Notary Public
My Commission Expires: Sept. 21, 2024

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Harlin, LLC	Same As Owner	106-13-0-144.00
2131 Sadler Ave.		
Nashville, TN 37210		

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, Francisco Elias, an unmarried person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Harlin, LLC, a Tennessee limited liability company, with rights of survivorship, 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:

Being Lot No. 59 on the Map of Sadler Place, as shown by plat of record in Plat Book 332, Page 31, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Francisco Elias, an unmarried person by Warranty Deed from Roger L. Cunningham and Lisa M. Baker of record in Instrument No. 20110412-0028240, Register's Office for Davidson County, Tennessee, dated March 31, 2011 and recorded on April 12, 2011.

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 2131 Sadler Ave., Nashville, TN 37210.

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 seised 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 December, 2023.

FRANCISCO ELIAS
Francisco Elias

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Francisco Elias, an unmarried person 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 Murfreesboro, TN, this 21st day of December, 2023.

Lisa K R Wagner
Notary Public at Large
My Commission Expires: Sept. 21, 2024

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, 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 __ **12/21/2023** _____ (date of document).

Affiant Signature

12/21/2023

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this _ **21** _ day of **December**, 2023

MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

202312270099501