Karen Johnson Davidson County
Batch# 1099072 DEEDWARR
02/08/2024 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,543.75
20240208-0008810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $687,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 05 DAY OF February, 2024.

Notary Public

MY COMMISSION EXPIRES: 04-18-2026
(AFFIX SEAL)

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley R. Perrine, Jr.	Stanley R. Perrine, Jr.	
(NAME)	(NAME)	
6112 B Pennsylvania Ave	101 Stillwind Court	091 02 0Q 002.01
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nolensville, TN 37135	
(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, WE, **ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STANLEY R. PERRINE, JR.**, a married man, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit 6112B of Homes at 6112 Pennsylvania Ave, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for of Homes at 6112 Pennsylvania Ave, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220715-0081367, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 6112 Pennsylvania Ave, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220715-0081367, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Elliott Development, LLC, A Tennessee Limited Liability Company, by Executor's Warranty Deed from Rita Daugherty Stanley, Executrix of the Estate of Cora D. Daugherty, of record in Instrument No. 20220715-0081365, in the Register's Office of Davidson County, Tennessee, dated July 13, 2022, and recorded on July 15, 2022. Corrective Warranty Deed is of record in Register's office Instrument No. 20240125-0005031 to correct error in the legal description.

Being part of the same property conveyed to Cora D. Daugherty, by Quitclaim Deed from Rita J. Stanley, of record in Instrument No. 20080514-0049696, in the Register's Office of Davidson County, Tennessee, dated March 31, 2008, and recorded on May 14, 2008. The said Cora D. Daugherty died on October 14, 2013, testate, devising subject property to Rita Daugherty Stanley. See Probate Case No. 2021-PR-145, Dickson County, Chancery Court.

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

unimproved _
This is improved x property, known as 6112B Pennsylvania Ave, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 2nd day of February, 2024

ELLIOTT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

MICHAEL R. ELLIOTT, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael R. Elliott with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of Elliott Development, LLC the within named bargainor, a limited liability company and that he as such a Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal this 2nd day of February, 2024.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires 10/4/27

_____
Notary Public

MO2024-076

Certificate of Authenticity

I, Stephanie Smothermon, 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 February 2, 2024.

Date

Affiant Signature

February 6, 2024
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 6th day of February, 2024.

Notary's Signature

My Commission Expires: 4/18/26
Date

Notary's Seal (if on paper)

TAIRA MASSEY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY