WARRANTY DEED

Karen Johnson Davidson County
Batch # 1103468 DEEDWARR
02/22/2024 10:04:35 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20240222-0012130

G-CL-24-177

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF FEBRUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 09.07.2026 (AFFIX SEAL)

STEPHEN DRUMMOND NOTARY PUBLIC TENNESSEE My Comm Exp. September 07, 2026 COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Elouise Properties, LLC	same as new owner	
(NAME)	(NAME)	**114-12-4A-007.00-CO**
112 Yorkshire Ct		
(ADDRESS)	(ADDRESS)	
Troy, IL 62294		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIZABETH EILEEN GRAFELMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELOUISE PROPERTIES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 39, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for The Highlands at Stoneridge, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170905-0090767, Amended in Instrument No. 20170915-0094659 and Instrument No. 20190123-0006687, and Instrument No. 20190607-0054759 and being shown on Plat attached thereto as Exhibit "B", 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 the same property conveyed to Eileen Grafelman by Special Warranty Deed from Vastland Northcrest Development, LLC of record in Instrument No. 20191018-0106959 Register's Office for Davidson County, Tennessee, dated October 15, 2019 and recorded on October 18, 2019.
The said Eileen Grafelman and Elizabeth Eileen Grafelman are one and the same person.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20050421-0044398, Instrument No. 20170905-0090767, amended in Instrument No. 20170915-0094659, amended in Instrument No. 20190123-0006687 and amended in Instrument No. 20190607-0054759, amended in Instrument No. 20200310-0027036, Register's Office for Davidson County, Tennessee.
- Charter of The Highlands at Stoneridge Homeowner's Association, Inc., of record at Instrument No. 20170913-0093566, in the aforesaid Davidson County, Tennessee Office.
- Restriction for Stormwater Facilities and Systems of record in Instrument Number 20160419-0037869, in the Register's Office for Davidson County, Tennessee.
- Easement for Private Stormwater Management Facilities of record in Instrument Number 20070319-0032638, Instrument No. 20070319-0032705 and Instrument No. 20090522-0047154, in the Register's Office for Davidson County, Tennessee.
- Parking Easement of record in Instrument Number 20080428-0042873, in the Register's Office for Davidson County, Tennessee.
- Easement to Comcast of Nashville I, LLC of record in Instrument Number 20180730-0073897, in the Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Instrument Number 20080428-0042872, in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Electric Power Co. of record in Book 787, Page 3, in the Register's Office for Davidson County, Tennessee.
- Agreement for the allowance of a trailer house of record in Book 3067, Page 471, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **177 Stonecrest Drive Unit 39, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 20th DAY OF FEBRUARY, 2024.

Elizabeth Eileen Grafelman by Janet W. Montgomery Attorney in fact

Elizabeth Eileen Grafelman
by Janet W. Montgomery, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Janet W. Montgomery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ELIZABETH EILEEN GRAFELMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH EILEEN GRAFELMAN.

Witness my hand and official seal, this the 20th of February, 2024.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212