Karen Johnson Davidson County
Batch# 1107265 DEEDWARR
03/04/2024 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20240304-0014885

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 10/25/2027

(AFFIX SEAL)

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2027

WG-EPI-24-109

**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) |
|---|---|---|
| **MST Real Estate LLC** | Same as new owner | |
| (NAME) | (NAME) | **162-07-0-063.00** |
| 108 Cambridge Close | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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, **ELEVATE PROPERTY INVESTMENTS, LLC, A KANSAS LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MST REAL ESTATE LLC, A TENNESSEE LIMITED LIABILITY COMPANY** 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 Lot No. 198 on the Plan of Antioch Park, Section 3, of Record in Book 4460, Page 25, Said Register's Office, Described as Follows:

Said Lot No. 198 Fronts 74.46 Feet on the Southwesterly Side of Lindy Murff Court and Extends Back 203.2 Feet on the Northwesterly Line and 206.2 Feet on the Southeasterly Line to a Dead Line in the Rear Measuring 104.40 Feet Thereon.

Being the same property conveyed to Elevate Property Investments, LLC, a Kansas limited liability company by Warranty deed from Marilyn Clanton of record in Instrument No. 20221018-0113623 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 18, 2022.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 25, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4519, Page 933, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Lindy Murff Court, Antioch, Tennessee 37013**.

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 1 DAY OF MARCH, 2024.

Elevate Property Investments, LLC, a Kansas limited liability company

BY: Katherine Weiss
Katherine Weiss

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHERINE WEISS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the of ELEVATE PROPERTY INVESTMENTS, LLC, A KANSAS LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st of March, 2024.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

I, Gabriel R. Lutz, 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 3/1/2024 (date of document).

Affiant Signature

Date 3/1/2024

State of New York

County of Clinton

Sworn to and subscribed before me this 1 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 04/26/2027

William E Grones
Notary Public, State of New York
Reg. No. 01GR0006371
Qualified in Clinton County
Commission Expires 04/26/2027