WARRANTY DEED

File #2024020879

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $995,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1109962
03/12/2024 08:16:18 AM
Fees: $13.00 Taxes: $3,681.50

Davidson County
DEEDWARR
2 pgs

20240312-0016876

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aimee Le	SWBC Mortgage Corp.	105-14-0-019.00
(NAME)	(NAME)	
2123 Elliott Avenue	9311 San Pedro #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, TX 78216	
(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, I/WE, **Indigo Wren SC, LLC, a South Carolina limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aimee Le, a single person,** 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 the southerly part of Lot No. 71 on the Map of Waverly Place of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, and described according to a survey thereof, made by Lewis D. Justice on April 21, 1949, as follows:

Beginning at a point in the West margin of Elliott Avenue, the intersection of an alley, on the South line of said Lot No. 71; thence with the margin of Elliott Avenue, 93.4 feet to a point; thence Westerly 155.2 feet to the margin of an alley, being 54.5 feet Southeast from the Southeast margin of another alley; thence with the North margin of the first mentioned alley Southeasterly 172.8 feet to the beginning, being triangular in shape.

Being the same property conveyed to Michael R. Turco and Monique C. Turco, husband and wife by Warranty deed from Bradley Hart and Elizabeth Hart, husband and wife of record in Instrument No. 20190516-0046231 Register's Office for Davidson County, Tennessee, dated May 15, 2019 and recorded on May 16, 2019. (Value or consideration as shown in aforementioned deed $725,000.00

Being the same property conveyed to LLD Properties, LLC, a Wyoming limited liability company by Warranty Deed from Michael R. Turco and Monique C. Turco, husband and wife dated October 8, 2021 and recorded October 11, 2021 in Instrument No. 20211011-0136317, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Indigo Wren SC, LLC, a South Carolina limited liability company by Quitclaim Deed from LLD Properties, LLC, a Wyoming limited liability company, of record as Instrument Number 20230921-0074165, Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 21, 2023.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

This is neither the principal residence of the Grantor, nor his spouse, nor any dependents.

unimproved ☐
This is improved * property, known as **2123 Elliott Avenue, Nashville,TN,37204**

(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 our hands this 5th day of March, 2024.

Indigo Wren SC, LLC

BY: _____

Laura Lynn Davenport, member

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Laura Lynn Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the member of Indigo Wren SC, LLC, the within named bargainor, a limited liability company, and that she as such member, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as member.

Witness my hand and official seal at this 5th day of March, 2024.

Commission expires:

6/22/24

_____
Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Suite 106
Murfreesboro TN 37128

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #G-CL-24-2123