This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-2787-TC

Karen Johnson Davidson County
Batch# 1112004 DEEDWARR
03/18/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20240318-0018480

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2024.

Notary Public
My Commission Expires: 3/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elliott Development, LLC 3844 South Mount Juliet Road Hermitage, TN 37076	New Owner	103 03 0 135.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **William Travis Palmer, Executor and Sole Beneficiary of the Estate of Heidi M. Erby**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Elliott Development, LLC, a Limited Liability Company**, hereinafter called the Grantee, 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 Lot No. 804 on the Plan of CHARLOTTE PARK ADDITION TO WEST NASHVILLE, as of record in Plat Book 57, Page 103, said Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Heidi M. Erby, by Quitclaim Deed from Lilo Rogoish, of record in Instrument No. 20031201-0172384, in the Register's Office of Davidson County, Tennessee, dated November 20, 2003, and recorded on December 01, 2003. The said Heidi M. Erby died April 15, 2023, testate, devising subject property to Heirs and Devisees of Heidi M. Erby. See Probate Case 23P1940, in the Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to Heidi M. Erby and Lilo Rogoish (a/k/a Liesellotte H. Rogoish) as joint tenants with right of survivorship, by Warranty Deed from Deborah J. Cadwallader Taylor and husband, Harrison Taylor, of record in Book 10410, Page 151, in the Register's Office of Davidson County, Tennessee, dated April 07, 1997, and recorded on April 08, 1997.

This is improved property located at: **4903 Idaho Avenue, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of March, 2024.

GRANTOR:

Estate of Heidi M. Erby

By: _____
William Travis Palmer, Executor and Sole Beneficiary

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Travis Palmer, Executor and Sole Beneficiary of the Estate of Heidi M. Erby, deceased, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of March, 2024.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 3/3/26

202403180018480

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **March 18, 2024**.

Affiant Signature

03/18/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **March 18, 2024**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

