WARRANTY DEED

File #24019

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/26/25
(AFFIX SEAL)

MATTHEW CHOWNING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

Karen Johnson Davidson County
Batch # 1113453 DEEDWARR
03/21/2024 10:03:16 AM 2 pgs
Fees: $13.00 Taxes: $2,204.28

20240321-0019533

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shady Eladawy and Kylie Moore	NEW OWNER	051-02-0-035.00
(NAME)	(NAME)	
1004 S. Graycroft Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Michael Lavoie, an unmarried man, and Lindsay Lavoie, an unmarried woman, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shady Eladawy and Kylie Moore, both unmarried, as joint tenants with a right of survivorship,** 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, beginning at an existing pin on the westerly right-of-way line of South Graycroft Avenue (as widened) at the common corner of herein- described tract and the southeast corner of Parcel 34 on Tax Map 51-2 owned by Memorial Companies, Inc., by deed recorded in Book 8202, Page 912, Register's Office for Davidson County, Tennessee; said pin being South 2 East 44 minutes 17 seconds West, 210.92 feet from the southerly right-of-way line of Chadwell Drive as measured along the westerly right-of-way line of South Graycroft Avenue; thence, with the westerly right-of-way of South Graycroft Avenue (as widened) South 2 East 44 minutes 17 seconds West, 204.00 feet to an iron pin set at the northeast corner of Parcel 35.1 owned by Albert Eugene Steakley by Deed Book 5022, Page 484, Register's Office for Davidson County, Tennessee; thence with the north line of Parcel 35.1 North 87 East 06 minutes 40 seconds West, 299.30 feet to an iron pin set; thence, with offset in north line of parcel 35.1 North 2 East 44 minutes 17 seconds East, 3.98 feet to an iron pin set; thence, continuing with the north line of Parcel 35.1 North 87 East 06 minutes 40 seconds West, 130.37 feet to an iron pin set in the east line of Parcel 8 on Tax Map 51 owned by Nashville Memorial Hospital, Inc., recorded in Deed Book 7176, Page 523, Register's Office for Davidson County, Tennessee; thence, with the east line of Parcel 8 on Tax Map 51 North 2 East 35 minutes 13 seconds East, 158.49 feet to an iron pin set, the southwest corner of Parcel 33 on Tax Map 51-2 owned by Alfred E. Wehby by Deed Book 3849, Page 404, Register's Office for Davidson County, Tennessee; thence with the south line of Parcel 33 South 87 East 06 minutes 40 seconds East, 130.00 feet to an iron pin set; thence with the east line (in part) of Parcel 33 North 2 East 54 minutes 24 seconds East, 48.52 feet to an existing iron pin, the southwest corner of Parcel 34 on Tax Map 51-2, thence with the south line of Parcel 34 South 85 East 46 minutes 33 seconds East, 300.34 feet to the point of beginning and continuing 82,832 square feet or 1.902 acres.

Being the same property conveyed to Michael Lavoie, an unmarried man, and Lindsay Lavoie, an unmarried woman, as joint tenants with right of survivorship by Quitclaim Deed from Gregory Bouvy, Jr., an unmarried man of record in Instrument No. 20210819-0112312 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1004 S. Graycroft Ave., Madison, TN 37115

(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 13th day of March, 2024.

Michael Lavoie

Lindsay Lavoie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Michael Lavoie and Lindsay Lavoie**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2024.

My commission expires: 7.20.24

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 20, 2024

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027