RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson
Batch # 1118179
04/03/2024 09:50:21 AM
Fees: $13.00 Taxes: $1,165.50

Davidson County
DEEDWARR
2 pgs

20240403-0023316

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2024.

Notary Public

MY COMMISSION EXPIRES:_____

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
PETER ELIAS and SANDRA ELIAS 504 Spinnaker Ct. Smyrna, TN 37167	**SAME**	**081-07-0-459.00**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JERRY DRAKE, Married**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO PETER ELIAS and SANDRA ELIAS, husband and wife**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Map of Williams' and Valentino's Subdivision of Lots 3 and 4 of the Thomas Woodard Property, as of record in Plan Book 2, Page 33, Chancery Court at Nashville, Tennessee. Said Lot No. 22 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Jerry Drake by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2005-W5 under the Pooling and Servicing Agreement dated as of November 1, 2005, without recourse, of record in Instrument Number 20070102-0000514, Register's Office for Davidson County, Tennessee.

This is investment property and not the residence of Grantor nor any spouse of his.

This is improved property known as 1912 11th Avenue North, Nashville, TN 37206

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 1st **day of April, 2024.**

JERRY DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY DRAKE, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this 1st **day of April, 2024.**

Notary Public

My Commission Expires: 1/28/26

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY