Karen Johnson Davidson County
Batch# 1129536 DEEDWARR
05/01/2024 11:37:30 AM 4 pgs
Fees: $23.00 Taxes: $5,087.50
20240501-0031795

THIS INSTRUMENT PREPARED BY: William T. Smith **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, TN 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00. Affiant Subscribed and sworn to before me, this 30th day of April, 2024. Notary Public My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 6, 2025

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Jamie M. Francis 3512 Elkins Avenue Nashville, TN 37209	New Owner	09213016400

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, **GROUNDLY HOME LESSOR LLC**, a Delaware limited liability company (the "Grantor"), has bargained and sold, and by these presents does sell, transfer, and convey unto **JAMIE M. FRANCIS**, an unmarried woman (the "Grantee"), her heirs,

and her assigns, effective as of this 30th day of April, 2024 (the "Effective Date"), that certain real property in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 7, Block 17, as shown on the map entitled Map of Charlotte Park 2nd Addition to Nashville, of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being the same property conveyed to Groundly Home Lessor LLC, a Delaware limited liability company, by Warranty Deed from Elkin Holdings, GP, a Tennessee general partnership, of record as Instrument No. 20231030-0084806, Register's Office for Davidson County, Tennessee and by Quitclaim Deed as to Improvements from Groundly Home Owner LLC, a Delaware limited liability company, of record as Instrument No. ____202405010031793_____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) general or special taxes and assessments required to be paid in the year 2024 and subsequent years; and (2) matters shown on the Plan of record in Book 57, page 160-161, Register's Office for Davidson County, Tennessee.

> This is improved property known as 3512 Elkins Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, hereditaments, tenements, estate, rights, title, and interest thereto belonging to the said Grantee, her heirs, and her assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs, and her assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

GROUNDLY HOME LESSOR LLC,
a Tennessee limited liability company

By: _____
Douglas Heitner, Chief Legal Officer

STATE OF NEW YORK)
COUNTY OF NEW YORK)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOUGLAS HEITNER, ., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is CHIEF LEGAL OFFICER, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 29th day of April, 2024.

_____
Notary Public

My Commission Expires: AUGUST 7, 2025

ANA V. GARCIA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01GA5047666
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES AUGUST 07, 2025

True Copy Certification

I, William T. Smith, 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 April 30, 2024.

Affiant Signature

Date: 5/1/24

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Notary's Signature

My Commission Expires: 10/17/2027

Notary's Seal

