Karen Johnson Davidson County
Batch# 1151784 DEEDWARR
06/27/2024 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $3,653.75
20240627-0048426

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $987,500.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me this 20th day of June, 2024.

Notary Public

My commission expires: 6/23/25

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
1507 Elmwood LLC	New Owner	105-13-114.00
1507 Elmwood Avenue		
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Ryan Andrew Haley, Trustee of the Tchamanian-Haley Living Trust

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

1507 Elmwood LLC

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being the westerly half of Lot No 76 on the Belmont Land Company's Plan of Lots, called Belmont Heights, as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID part of said lot fronts 50 feet on the southerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Ryan Andrew Haley, Trustee of the Tchamanian-Haley Living Trust by Warranty Deed from Timothy Webb, Executor of the Estate of Eula Smith Webb of record in Instrument No. 20230605-0042319 Register's Office for Davidson County, Tennessee, dated June 2, 2023 and recorded on June 5, 2023.

This is improved property known as **1507 Elmwood Avenue, Nashville, TN 37212.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of June, 2024.

Ryan Andrew Haley, TRUSTEE
Ryan Andrew Haley, Trustee of the
Tchamanian-Haley Living Trust

STATE OF ~~TENNESSEE~~ db California
COUNTY OF Ventura

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Ryan Andrew Haley, Trustee of the Tchamanian-Haley Living Trust, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of June, 2024.

Dana Dykhuizen Oden
Notary Public
My Commission Expires: 12-10-2025

Lenders Title Company File No. 24-001869-525

SP 11/2015

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Ventura }

On 06/20/2024 before me, Dana Oyekunle Odom,
(insert name and title of the officer)

personally appeared Ryan Andrew Haley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANA OYEKUNLE ODOM
Notary Public - California
Ventura County
Commission # 2386050
My Comm. Expires Dec 10, 2025

Notary Public Signature

(Seal)

OPTIONAL INFORMATION

DOCUMENT

Warranty Deed
(name or type of document)

2
(number of pages)

06/20/2024
(document date)

SIGNER CAPACITY

Seller
(capacity claimed by the signer)

NOTICE

THE NOTARY PUBLIC DOES NOT CERTIFY THE AUTHORIZED CAPACITY OF THE SIGNER

202406270048426

Certificate of Authenticity

I, Danielle Watson, 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 6/20/24.
Date

Danielle Watson
Affiant Signature

6/20/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 20th day of June, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY