WARRANTY DEED

Karen Johnson Davidson County
Batch# 1168555 DEEDWARR
08/13/2024 12:20:30 PM 2 pgs
Fees: $13.00 Taxes: $4,810.00
20240813-0061246

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,300,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 9TH DAY OF AUGUST, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/29/25

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3242LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO : If left blank please use the address of the new owner	MAP-PARCEL
Edward McElveen and Tracy L. McElveen	SAME AS NEW OWNER	118 06 0L 003.00
923 Gale Lane		
Nashville, TN 37204		

LISA S. ALLARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOHN T. GARRETT, AS TRUSTEE OF THE LMG PRESERVATIONTRUST UNDER AGREEMENT DATED OCTOBER 6, 2021

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

EDWARD MCELVEEN AND TRACY L. MCELVEEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is Improved property known as 923 Gale Lane, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 9th day of August, 2024.

The LMG Preservation Trust under agreement dated October 6, 2021

BY:
John T. Garrett, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, John T. Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of THE LMG PRESERVATION TRUST UNDER AGREEMENT DATED OCTOBER 6, 2021, the within named barganor, a trust, and that John T. Garrett, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 9th day of August, 2024.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

24-3242LA

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 2A on the Plan of 923 Gale Lane Townhomes, as shown on Exhibit B of The Declaration of Covenants, Conditions and Restrictions of the 923 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140512-0040658, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John T. Garrett, as Trustee of the LMG Preservation Trust by Quitclaim Deed from Leslie Michelle Garrett dated 10/5/2021 and recorded 10/7/2021 in Instrument No. 20211007-0134920 and being the same property conveyed to Leslie Michelle Garrett by Quitclaim Deed from John T. Garrett and Sandra K. Garrett, husband and wife, dated 9/20/2021 and recorded 10/7/2021 in Instrument No. 20210924-0128373 and being the same property conveyed to John T. Garrett and Sandra K. Garrett, husband and wife, by Warranty Deed from Michele Nanna, a single woman, dated 1/29/2021 and recorded 9/24/2021 in Instrument No. 20210201-0013763, all of the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.
4. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Instrument No. 20140403-0027849, of the Public Records of Davidson County, Tennessee.
5. Covenants, conditions, restrictions, easements and other matters as shown on the plat recorded in Plat Book 843, Page 96, of the Public Records of Davidson County, Tennessee.
6. Restrictive covenants and conditions contained in instrument recorded in Instrument No. 20140512-0040658, of the Public Records of Davidson County, Tennessee.
7. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, recorded in Instrument No. 20140321-0023271, of the Public Records of Davidson County, Tennessee.
9. Rights of adjoining owners to party wall(s) located partly on the Land.

I Lisa Allard, 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 August 9, 2024.

Lisa Allard August 9, 2024
Lisa Allard, Affiant

State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 9, 2024.

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 02/13/2028 WILLIAMSON COUNTY

Jim R Vanderpool MY COMMISSION EXPIRES: 02-13-2028
Jim R. Vanderpool, Notary