Karen Johnson Davidson County
Batch# 1169260 DEEDWARR
08/14/2024 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $6,570.92
20240814-0062206

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63765
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mi Parla LLC, a Tennessee limited liability company 1702 Stokes Lane Nashville, TN 37215	Mi Parla, LLC, a Tennessee liability comany 1702 Stokes Lane Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 11705011000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,775,925.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. McElroy and wife, Katherine M. McElroy**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Mi Parla LLC, a Tennessee limited liability company,** hereinafter called the **Grantee**, Grantee's 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 Lot Nos. 11, 18 and the westerly 55 feet of Lot Nos 12 and 17 on the unrecorded subdivision of Fourth & First National Bank's 7.34 acre tract desribed according to a survey made by W. B. Southgate, Surveyor, July 1929, and revised July 27, 1932 as follows:

Beginning at the northeast corner of Woodmont Boulevard and Bowling Avenue; thence with the easterly margin of Bowling Avenue, northwardly 301.06 feet to the southerly margin of an unnamed 40 foot road; thence with the southerly margin of said road, eastwardly 187.9 feet; thence southwardly 306.3 feet, more or less, to the northerly margin of Woodmont Boulevard; thence with said Boulevard, westwardly 170.7 feet to the beginning.

Being the same property conveyed to James L. McElroy and wife, Katherine M. McElroy, by Warranty Deed from Ben R. Mayes and wife, Evalyn Mayes, dated January 31, 1986 and recorded on January 31, 1986 of record in Book 6774, page 498, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2024 and subsequent years.

This is improved property, known as 3518 Woodmont Boulevard, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of August 2024.

James L. McElroy

Katherine M. McElroy

State of Tennessee

County of Davidson

On this 6th day of August 2024, before me the undersigned authority, personally appeared James L. McElroy and Katherine M. McElroy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,775,925.00.

Affiant

Sworn and subscribed before me this 6th day of August, 2024.

Notary

My Commission Expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/10/2024 (date of document).

Affiant Signature

8/10/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

