Karen Johnson Davidson County
Batch# 1187330 DEEDWARR
09/27/2024 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20240927-0075216

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 26th day of September, 2024.

(Affix Seal) Notary Public

My Commission Expires: 6/25/25

STEPHANIE LONA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

2024-09-2146

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elevations South Holdings, LLC 302 24th Street Nashville, TN 37138	The new owner	Map/Parcel 053-08-0-050.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bobby Darrell Denson and Cindy Denson, husband and wife**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Elevations South Holdings, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lots No. 3 and 4 of Block 15 on the Map of Dabbs and Elliott Subdivision, Old Hickory, Tennessee, of record in Book 547, page 127, Register's Office for said County.

Said lots adjoin and front together 100 feet on the Southeasterly side of 24th Street and run back between parallel lines 144 feet to an alley.

Being the same property conveyed to Horace W. Denton and wife, Sylvia B. Denton by Warranty deed from Annie Lou McFerrin Thomas, Thomas H. McFerrin, Perle McFerrin Hartley, Lytton M. McFerrin, Mary Elizabeth McFerrin Goolsby, Marshal F. McFerrin, Evelyn McFerrin Kimble, Jean McFerrin Stephens, Winfred L. McFerrin and Betty Jo McFerrin Jones of record in Book 4638, page 90, Register's Office for Davidson County, Tennessee, dated July 25, 1972 and recorded on September 15, 1972.

Being the same property conveyed to Horace Wayne Denton, Jr., and Gary Alan Denton, as Tenants in Common by Quitclaim deed from Horace W. Denton and wife, Sylvia B. Denton of record in Instrument No. 20180223-0017432 Register's Office for Davidson County, Tennessee, dated February 21, 2018 and recorded on February 23, 2018.

Being the same property conveyed to Bobby Darrell Denson and Cindy Denson, husband and wife by Warranty Deed from Horace Wayne Denton, Jr and Gary Alan Denton, as tenants in common of record in Instrument No. 20230803-0059998 Register's Office for Davidson County, Tennessee, dated July 31, 2023 and recorded on August 03, 2023.

This conveyance is subject to the following: Davidson County and the city of Nashville property taxes for the year 2024 due October 1, 2024 to be paid by the buyer after closing, taxes for the year 2025 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 302 24th Street, Nashville, TN 37138.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 26th day September, 2024.

Bobby Darrell Denson

Bobby Darrell Denson

Cindy Denson

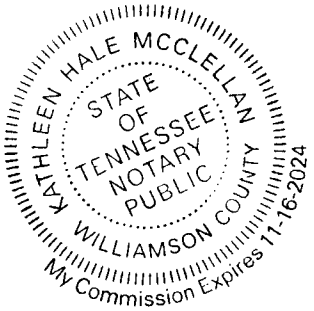
Cindy Denson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of September, 2024, before me personally appeared Bobby Darrell Denson and Cindy Denson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26 day of September, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Emma Howard, 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 9/26/24 (date of document).

Affiant Signature

9/26/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26 day of September, 2024.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL