Karen Johnson Davidson County
Batch# 1200548 DEEDWARR
11/01/2024 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241101-0085257

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 8-19-28

(AFFIX SEAL)

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

G-TWG-24-2517

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caleb N. Canatoy	NEW OWNER	
(NAME)	(NAME)	**81-14-26.00**
2517 W Heiman Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIVAS SUPERANNUATION, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB N. CANATOY, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, 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, Tennessee, being Lot No. 13 on the Plan of E T Holman Subdivision, of record in Book 161, page 2, Register's Office, Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly side of Heiman Street, formerly Boxsley Street, and runs back between parallel lines 1 50 feet to an alley.

Being the same property conveyed to Ellivas Superannuation, LLC, a limited liability company by WARRANTY deed from Christopher Utley, Administrator of the Estate of Mary Alice Dunn, deceased of record in Instrument No. 20130912-0096230 Register's Office for Davidson County, Tennessee, dated 9/10/2013 and recorded on 9/12/2013.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 2, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2517 W Heiman Street, Nashville, Tennessee 37208**.

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 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 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 my/our hand(s) this the 31 DAY OF OCTOBER, 2024.

Ellivas Superannuation, LLC

BY: Ellivas Super Pty Ltd,
Chief Executive Manager

BY: _____
Michael John Saville
Director

BY: _____
Nicole Louise Saville
Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL JOHN SAVILLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the DIRECTOR of ELLIVAS SUPERANNUATION, LLC the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICOLE LOUISE SAVILLE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the DIRECTOR of ELLIVAS SUPERANNUATION, LLC the within named bargainor, a limited liability company, and that he/she as such DIRECTOR executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of October, 2024.

_____
Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 10.31.24 (date of document).

Affiant Signature

10.31.24
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31st day of October, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY