Karen Johnson Davidson County
Batch# 1206501 DEEDWARR
11/19/2024 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $895.40
20241119-0089520

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Eric Hennessee, Mid-Star Title, LLC, 2690 Memorial Boulevard, Suite A, Murfreesboro, TN 37129

File No.: 24-280M

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Elevated Development Group, LLC, a Tennessee Limited Liability Company	Elevated Development Group, LLC, a Tennessee Limited Liability Company	059-10-0-312.00
(NAME) 4137 Saddlecreek Way	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WILLIE T. MCELRATH, SINGLE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELEVATED DEVELOPMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A 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. 6 on the Plan of Haynes Manor Section 9, Phase 1 of record in Plat Book 6900, Page 771, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 58.00 feet on the easterly margin of Garrison Drive and extends back between parallel lines 174.37 feet to a line on the rear on which it measures 58.00 feet.

Being the same property conveyed to Willie T. McElrath and wife, Glenda T. McElrath by Warranty Deed from K & R Properties, a partnership composed of Michael S. Kaszyski and James K. Roussel of record in Book 7836, Page 948, in the Register's Office for Davidson County, Tennessee, dated May 05, 1989 and recorded on May 09, 1989.

unimproved ☐
This is improved ☒ property, known as 720 Garrison Drive, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, 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.

Witness my hand this 13th day of November 2024

Willie T McElrath by his agent Tammy Scott
Willie T McElrath by:
Tammy Scott, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, of the state and county mentioned, personally appeared Tammy Scott as attorney in fact for Willie T. McElrath by virtue of a power of attorney dated July 13, 2023 to me known, or proved on sufficient evidence, to be the person or persons described herein and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed and as the free act and deed of Willie T. McElrath. Reference Power of Attorney of record in Instrument No. 20241106-0086496, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal on this 13th day of November 2024

Christina Littlejohn
Notary Signature
My commission expires: 5/29/2028

CHRISTINA LITTLEJOHN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

Certificate of Authenticity

I, Holly A. Mason, 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 November 13 2024.

Affiant Signature

11/15/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of November, 2024.

Notary's Signature

(Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY