Karen Johnson Davidson County
Batch# 1206669 DEEDWARR
11/19/2024 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $8,221.40
20241119-0089747

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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 241049195** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $2,222,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 31st day of October, 2024.<br><br>Notary Public<br>My Commission Expires: |

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>M D Properties LLC<br>9505 Elmbrook Blvd.<br>Brentwood, TN 37027 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>092-15-0-143.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **2301 Elliston Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **M D Properties LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly part of Lot 13 on the unregistered plan of part of the Elliston property, the original plan of said property being of record in Book 21, Page 141, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the Southwest corner of Elliston Place and 23rd Avenue North, thence with the Southerly margin of Elliston Place, Westerly 104.8 feet to the corner of Lots 13 and 14; thence Southerly with the line between said lots 34.14 feet to the Northwest corner of the property conveyed to Dan E. McGugin by deed from Guarantee Construction Company, of record in Book 409, Page 356, said Register's Office; thence with his Northerly line, Easterly 100 feet to the Westerly margin of 23rd Avenue North; thence with the Westerly margin of said street 65.5 feet to the Point of Beginning.

Being the same property conveyed to 2301 Elliston Partners, LLC, a Tennessee limited liability company, by Special Warranty Deed from Vineland Limited, of record in Instrument No. 20160111-0002753 in the Register's Office of Davidson County, Tennessee, dated January 8, 2016, and recorded on January 11, 2016.

Being further described as follows:

Being a tract or parcel of land located in the 21st Councilman's District of Nashville, Davidson County, Tennessee, and being more particularly described according to an ALTA/ASCM Land Title Survey by James Allen Crawford, Tennessee Land Surveyor No. 1455, dated December 3, 2015, as follows:

Beginning at a pk nail set at the Southeast corner of the intersection of Elliston Place and 23rd Avenue North; thence along the margin of 23rd Avenue North, South 30° 44' 32" East 65.50 feet to an iron pin set; thence along or near the line of Juanita Andre Rouse property, as recorded in Instrument No. 20000306-0022009, Register's Office for Davidson County, Tennessee ("RODC"), South 59° 15' 34" West 100 feet to an iron pin set; thence along or near the line of West End Land Development Co., LP property, as

recorded in Book 9386, Page 950 RODC, North 30° 44' 26" West 34.14 feet to an existing pk nail; thence along the margin of Elliston Place, North 41° 50' 52" East 104.80 feet to the Point of Beginning, containing 4,980 sq. ft. or .11 acres, more or less.

Being the same property conveyed to 2301 Elliston Partners, LLC, a Tennessee limited liability company, by Quitclaim Deed from Vineland Limited, of record in Instrument No. 20160111-0002762 in the Register's Office of Davidson County, Tennessee, dated January 8, 2016, and recorded on January 11, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

County of Davidson taxes for the year 2025 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELLISTON HOMESTEAD, as recorded in Book 21, Page(s) 141 .

Rights of others in and to the use of any alleyways adjacent to subject property.

Rights of others in and to any party walls located on the subject property.

Rights or claims of tenants under unrecorded leases.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 2301 Elliston Place Nashville TN 37203

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 31st day of October, 2024.

2301 ~~Elliston~~ Partners, LLC.

By: _____
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of 2301 Elliston Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 31st day of October, 2024.

_____
Notary Public

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

**Certificate of Authenticity**

**for Electronically Filed Document**

I, Amy Fredrickson, 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 11/18/2024 (date of document).

Date: 11/12/2024

Affiant Signature

State of Tennessee )

)

County of Williamson )

Sworn to and subscribed before me this 12th day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026