Karen Johnson Davidson County
Batch # 1206716 DEEDWARR
11/19/2024 02 31 38 PM 3 pgs
Fees $18 00 Taxes $6,734 00
20241119-0089840

PREPARED BY:
HUDSON, REED & CHRISTIANSEN, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

NAME AND ADDRESS OF NEW OWNER:

ELITE CONSTRUCTORS, INC.
667 Wedgewood Ave. Ste C
Nashville, TN. 37203

SEND TAX BILLS TO:

NEW OWNER
Same

Map/Parcel
105-07-1D-004.00CO

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John H. Eldridge, III ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto Elite Constructors, Inc., a Tennessee corporation, ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Unit 4 on the Plan of 446 Humphrey Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 446 Humphreys Street Townhomes, of record in Instrument No. 20171108-0114858, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to John H. Eldridge, III by QuitClaim Deed of record as Instrument Number 20181203-0117834, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs, successors and assigns, forever.

The undersigned covenants with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good and lawful right to convey the same; and that the same is unencumbered except as provided above and for the 2024 property taxes which have been prorated between the parties.

The undersigned further covenants and binds himself, his heirs, successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs, successors and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee upon delivery of this Deed.

WITNESS MY HAND on this the 15th day of November 2024

"GRANTOR"

JOHN H. ELDRIDGE, III

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, John H. Eldridge, III, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS MY HAND and official seal on this the 15th day of November 2024.

NOTARY PUBLIC

My commission expires: 1-19-2025

JEFFREY L REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,820,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

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

NOTARY PUBLIC

My commission expires: 1-19-2025

JEFFREY L REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY