Karen Johnson Davidson County
Batch# 1208013 DEEDWARR
11/22/2024 02:32:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20241122-0091590

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

File No. ML-24-8109

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$775,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2024

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jorge Echave and Vicki Echave	New Owners	
(NAME)	(NAME)	083-01-0-215.00
915 Emmett Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **In Clover LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vicki Echave and Jorge Echave, wife and husband,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 17, on the plan of J. G. Grissim's Grand Avenue Addition, of record in Book 974, Page 35, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No 17 fronts 50 feet on the Easterly side of Emmett, formerly Evon Street and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Lillie Alexander and Holly Alexander, both unmarried by Warranty Deed from Nancy R. Lacy, Unmarried of record in Book 11013, page 611, Register's Office for Davidson County, Tennessee, dated July 06, 1998 and recorded on July 09, 1998.

Being the same property conveyed to In Clover LLC, a Tennessee Limited Liability Company by Warranty Deed from Lillie Alexander, unmarried, and Holly Alexander, unmarried of record in Instrument No. 20230823-0065808 Register's Office for Davidson County, Tennessee, dated August 21, 2023 and recorded on August 23, 2023.

This is property more commonly known as 915 Emmett Avenue, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 22nd day of November, 2024.

In Clover LLC, a Tennessee Limited Liability Company

By: _____
Erin Tunney, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, A NOTARY PUBLIC of the state and county mentioned, personally appeared Erin Tunney, Sole Member of In Clover LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of In Clover LLC, the within named bargainor, a Limited Liability Company, and that such Erin Tunney, Sole Member of In Clover LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, this 22nd day of November, 2024.

_____
Notary Signature

Printed Name: BRANDON LIPPMAN

My commission expires: 3-2-27

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 22, 2024.

Signature
Date: November 22, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of November, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025