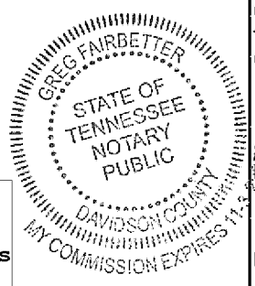
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11.3.2025

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1214732 DEEDWARR
12/11/2024 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20241211-0096236

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1152 College St., Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
El Gallito Investment, LLC, A Tennessee Limited Liability Company	New Owner	136-14-0-104.00
(NAME) 2578 Willowbranch Dr	(NAME)	
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, I/we Cheryl Coleman, a single person, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto El Gallito Investment, LLC, A Tennessee Limited Liability Company, hereinafter called the GRANTEE(S), it's 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. 26 on the Plan of Harbour Town Village, Section 2, of record in Plat Book 4675, Pages 146 & 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This being real estate conveyed to the Grantor(s) herein by deed of record in Instrument No 20020423-0050060, Register's Office for Davidston County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 4931, Page 667, Register's Office for said County.

The real estate is subject to Easment including terms and conditions thereof as recorded in Book 2292, Page 54, RODCT.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 105 Downwind Court, Nashville, TN 37217

(House Number) (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(S), his/her/their 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), his/her/their 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.

Effective the 15th day of November, 2024.

Cheryl Coleman

Cheryl Coleman

State of Tennessee
County of Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheryl Coleman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2024.

Notary Public:
My Commission Expires: 8/18/2027

PHILLIP R SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

RETURN TO:
Stewart Title Company
1152 College St.
Clarksville, TN 37040

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 11/15/24 (date of document).

Affiant Signature

11/15/24
Date

State of Tennessee

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025