Name and Address of New Owner:
Elite Building Group
1400 North 6th Street
Nashville, TN 37207

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1226839 DEEDWARR
01/16/2025 10:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,424.50
20250116-0003620

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 071-11-0-094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Top R & A Development LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elite Building Group LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the one-half of Lot No. 46 on the Map of Trinity Heights Addition, Subdivision of Bass Lands, of record in Book 161, Page 38, Register's Office, Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the South side of Edith Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan S. Faught, Substitute Trustee by Appointment of Substitute Trustee Deed dated November 7, 2023, From Allison Reyolds, Trustee of the Ravenscalf Ridge Trust dated September 20, 2023, of record in Instrument No. 20231114-0088868, Register's Office for Davidson County, Tennessee, pursuant to the Deed of Trust of record in Instrument No. 20230721-0056364.

Being the same property conveyed to Allison Reynolds, Trustee of the Ravenscalf Ridge Trust dated September 20, 2023, by Warranty Deed from Jonathan S. Faught, Substitute Trustee, of record in Instrument No. 20240903-0067240 Register's Office for Davidson County, Tennessee, dated August 22, 2024 and recorded on September 03, 2024.

Being the same property conveyed to Top R & A Development LLC, a Tennessee Limited Liability Company by Warranty Deed from Allison Reynolds, Trustee of the Ravenscalf Ridge Trust dated September 20, 2023, of record in Instrument No. 20250116-0003508 Register's Office for Davidson County, Tennessee, dated January 14, 2025 and recorded on January 16, 2025.

This is improved property known as 310 Edith Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF

THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14th day of January, 2025.

Top R & A Development LLC, a Tennessee
Limited Liability Company

By: _____
Reginald McKeever, Member

State of Tennessee
County of Davidson

Before me, Steven D. Disser of the state and county mentioned, personally appeared Reginald McKeever, Member 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 the Member of Top R & A Development LLC, the within named bargainor, a Limited Liability Company, and that as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 14th day of January, 2025.

STEVEN P DISSER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary's Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

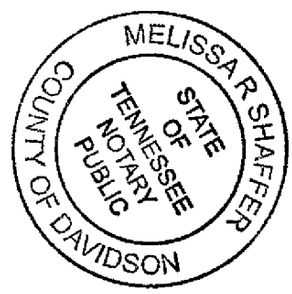
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00, 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
14th day of January, 2025.

Notary Public
My commission expires: 5-9-26
File No. GNT-25-3785



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 1-14-25.

Affiant Signature

1-14-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of January, 2025.

Notary Signature

My Commission Expires: 5-9-26

