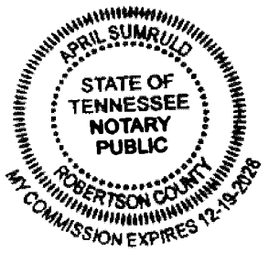
Karen Johnson Davidson County
Batch# 1241914 DEEDWARR
02/27/2025 12:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250227-0014715

Warranty Deed



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 21st day of February, 2025.

April Sumrld
Notary Public

My commission expires: 12·19·2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Euan A Ellis Asset Management LLC	New Owner(s)	172-08-0A-086.00-CO
237 Coligni Ave		
New Rochelle, NY 10801		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **GREEN FOLDER INVESTMENTS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EUAN A ELLIS ASSET MANAGEMENT LLC, A NEW YORK LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 86 on the plan of Section Two-B, Hunters Branch of record in Plat Book 6900, Page 337, Registers office for Davidson County, Tennessee.

Said Lot No. 86 fronts 70.26 feet on the Southwesterly margin of Hunter's Branch Road and extends back 108.04 feet on the Southeasterly line and 135.48 feet on the Northwesterly line to a dead line in the rear measuring 51.00 feet thereon.

Being the same property conveyed to Lois M. Christian Hamilton by Warranty Deed from Phillips Builders Inc of record in Book 7817, page 411, Register's Office for Davidson County, Tennessee, dated April 11, 1989 and recorded on April 14, 1989.

Lois M. Christian Hamilton died on or about October 5, 2023.

Affidavit of Heirship recorded on August 13, 2024 in Instrument No. 20240813-0061238.

Being the same property conveyed to Linda Harmon by Quitclaim Deed from Meron Shoptaw, Rebecca Snowden and Melissa Chapin of record in Instrument No. 20241017-0080643 Register's Office for Davidson County, Tennessee, dated October 16, 2024 and recorded on October 17, 2024.

Being the same property conveyed to Green Folder Investments LLC, a Tennessee limited liability company by Warranty Deed from Linda Harmon of record in Instrument No. 20241112-0087891 Register's Office for Davidson County, Tennessee, dated November 06, 2024 and recorded on November 12, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1408 Hunters Branch Road, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of February, 2025.

Green Folder Investments LLC, a Tennessee Limited Liability Company

By: E. Moreno
Eduardo Moreno, Authorized Member

By:
Fernando B. Leon Alvarado, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Eduardo Moreno and Fernando B. Leon Alvarado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Authorized Members of Green Folder Investments LLC, a Tennessee Limited Liability Company, and that they, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of February, 2025.

Notary Public

My Commission Expires: 7-3-2028

SABRINA HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2028

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 21, 2025.

Affiant Signature

27th day of February, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of February, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

