WARRANTY DEED

Karen Johnson
Batch # 1249614
03/24/2025 02 35 18 PM
Fees $13 00 Taxes $1,261 70

20250324-0022004

Davidson County
DEEDWARR
2 pgs

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20 DAY OF MARCH

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Schmidt and Chong-Ae Schmidt	CMG HOME LOANS	
(NAME)	(NAME)	05910031200
720 GARRISON DR	3160 CROW CANYON RD #400	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37207	SAN RAMON, CA 94583	
(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, **Elevated Development Group, LLC, a Tennessee Limited Liability Company** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Schmidt and Chong-Ae Schmidt, Husband and Wife** , 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. 6 on the Plan of Final Plat Haynes Manor Section 9, Phase 1, of record in Plat Book 6900, Page 771, Register's Office for Davidson County, and described as follows:

Said Lot No. 6 fronts 58.00 feet on the easterly margin of Garrison Drive and extends back between parallel lines 174.37 feet to a line on the rear on which it measures 58.00 feet.

Being the same property conveyed to Elevated Development Group, LLC, a Tennessee Limited Liability Company, by virtue of that certain Warranty Deed dated November 13, 2024, and being of record at Instrument No. 20241119-0089520 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Willie T. McElrath and wife, Glenda T. McElrath, by virtue of that certain Deed dated May 5, 1989, and being of record at Book 7836, Page 948 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 720 Garrison Dr Nashville, TN 37207
(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 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 hand this 20th day of March, 2025

Elevated Development Group, LLC

Malia Irvine, sole member

By: Malia Irvine, Sole Member

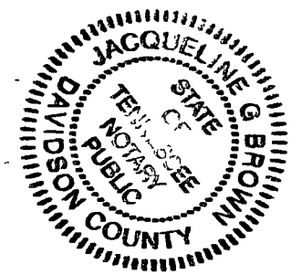
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Malia Irvine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Sole Member of Elevated Development Group, LLC, the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as the Sole Member

WITNESS my hand and official seal at office this 20th day of March, 2025

Jacqueline G Brown

Notary Public
My Commission Expires. 11-3-25



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-720