WARRANTY DEED

Karen Johnson Davidson County
Batch# 1274158 DEEDWARR
05/16/2025 01:15:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250516-0038787

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $800,000.00.

Affiant

Subscribed and sworn to me on 05/13/25.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
1004 Rodney LLC 4301 Hillsboro Pike Ste 300 Nashville, TN 37215	SAME AS NEW OWNER	115-01-0-017.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elliott Development, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 1004 Rodney LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 32 on the plan of Brook Meade Addition, Section 2, of record in Book 2663, Page 59, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Sarah O. Rummage and husband, John B. Rummage by Warranty Deed from Covenant Presbyterian Church of Nashville of record in Book 10358, page 738, Register's Office for Davidson County, Tennessee, dated February 24, 1997 and recorded on February 25, 1997.
>
> Further being the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company, by Warranty Deed from Sarah O. Rummage and husband, John B. Rummage, dated May 13, 2025, of record in Instrument No. 20250515-0038204, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1004 Rodney Drive, Nashville, TN 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 05/13/25.

Elliott Development, LLC, a Tennessee limited liability company

By: Michael R. Elliott. Authorized Member

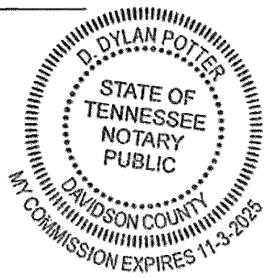
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Michael R. Elliott, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Member of Elliott Development, LLC, the within named bargainor, and that he as such Authorized Member executed the foregoing instrument for the purposes therein contained, by signing for Elliott Development, LLC by himself as Authorized Member.

Witness my hand and official seal on 05/13/25.

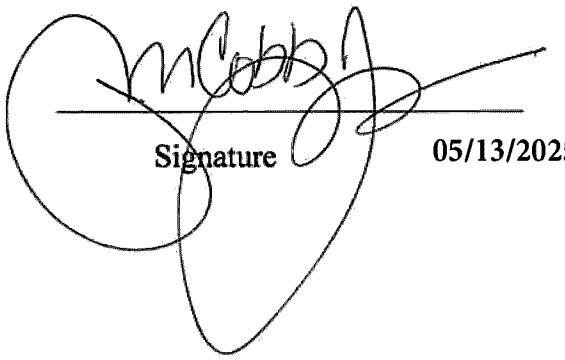
NOTARY PUBLIC

My Commission Expires: _____



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **May 13, 2025.**



Signature 05/13/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 13th day of May, 2025.

Brenda Lewis

Notary's Signature

My Commission Expires: 9-8-2025

