This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24234-TC

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is $774,400.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of June, 2025.

Notary Public
My Commission Expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 1280550 DEEDWARR
06/02/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,865.28
20250602-0043150

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
5315 Illinois Avenue Trust 1 Music Circle South, Suite 100 Nashville, TN 37203	New Owner	091 11 0 452.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Elise Hofer McKelvey and Terrence McKelvey, wife and husband,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **5315 Illinois Avenue Trust dated May 12, 2025**, 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. 1230, Block 177 on Map of EXTENSION OF PLAN NO. 1 WEST NASHVILLE, as of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee, and described in a lot Survey for E.P. Hand, Lots 1230-1232-1234, Map of Extension of Plan No. 1, noted above, by Watkins and Murray Surveyors, dated July 9, 1947 to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Elise Hofer McKelvey and Terrence McKelvey, wife and husband, by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20180716-0068853, in the Register's Office of Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018

This is improved property located at: **5315 Illinois Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2025.

GRANTOR:

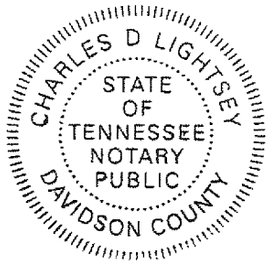
Elise Hofer McKelvey

Terrence McKelvey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Elise Hofer McKelvey and Terrence McKelvey, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of June, 2025.

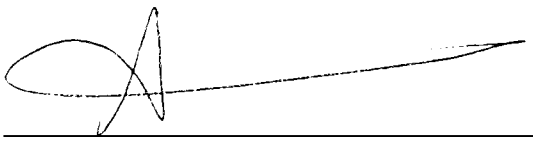


Notary Public
My Commission expires: 3/3/26

202506020043150

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **June 2, 2025**.



Affiant Signature — Date: **06/02/2025**

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **June 2, 2025**.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

