WARRANTY DEED

Karen Johnson
Batch # 1282091
06/06/2025 02 10 51 PM
Fees $13 00 Taxes $2,177 45

Davidson County
DEEDWARR
2 pgs

20250606-0044774

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $588,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 1-30-2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NO(S)..
The Elpizo Fund, LLC	The Elpizo Fund, LLC	69-4-27.00
(NAME)	(NAME)	
3518 West Hamilton Avenue	3518 West Hamilton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No : 20250546

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, I/we, **Yohance T. Price and Patricia A. Stallworth-Price, husband and wife**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **The Elpizo Fund, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 13th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 24 of Block BB on the Map of Fairview Subdivision, of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee Said Lot No 24 fronts 100 feet on the northerly side of Fairview Drive and runs back between parallel lines, along the easterly margin of Meadow Road, 375 feet to the south line of Lot No. 23.

BEING the same property conveyed to Yohance T Price and Patricia A Price by Quitclaim Deed from Yohance T Price, dated 03/03/2008 and filed of record in Instrument No. 20080304-0021589, Register's Office for Davidson County, Tennessee

Patricia A. Price and Patricia A. Price-Stallworth are one and the same person.

Also subject to:

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Inst Nos. 20190912-0092469 and 20230309-0017104, said Register's Office.

Subject to Restrictions of record in Book 3902, page 725, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 3606 Fairview Drive, Nashville, TN 37218
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of May, 2025

Yohance T. Price

Patricia A Stallworth-Price

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Yohance T Price and Patricia A Stallworth-Price, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand, at office, this 28th of May, 2025

Notary Public
My Commission Expires. 4/26/26

