Name and Address of New Owner:
Elizabeth N. Basso
1912 11th Avenue North
Nashville, TN 37208

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: P/O 081-07-0-459

Karen Johnson Davidson County
Batch# 1282100 DEEDWARR
06/06/2025 02:42:30 PM 4 pgs
Fees: $23.00 Taxes: $2,312.50
20250606-0044786

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Peter Elias and Sandra Elias, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Elizabeth N. Basso, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A Homes at 11th Avenue North & Owen Street, a Horizontal Property Regime with Private Elements of record as Instrument No. 20240821-0064148 and 20240415-0026557, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Peter Elias and Sandra Elias, husband and wife, by Warranty Deed dated April 2, 2024 from Jerry Drake, married, recorded April 3, 2024, in Instrument No. 20240403-0023316 in the Register's Office.

BEING the same property conveyed to Jerry Drake by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee of Argent Mortgage Securities, Inc., Asset Backed Pass Through Certificates, Series 2005-W5 under the Pooling and Servicing Agreement dated as of November 1, 2005, without recourse, of record in Instrument Number 20070102- 0000514, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of June, 2025.

P Elias (SEAL)
Peter Elias

S. Elias (SEAL)
Sandra Elias

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of June, 2025, before me personally appeared Peter Elias, Sandra Elias and Sandra Elias, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of June, 2025.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $625,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
5th day of June, 2025.

Notary Public
My commission expires: 4.22.29
File No. 2025-7931-MA

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Tennessee Certification of Electronic Document

I, Abby L. Woodward, 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 6.5.25 (date of document).

Affiant Signature

June 6, 2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 6 day of June, 2025.

ABBY L. WOODWARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NOTARY'S SEAL

Notary's Signature

MY COMMISSION EXPIRES: 4.22.29