WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297004 DEEDWARR
07/14/2025 08:19:30 AM 3 pgs
Fees: $18.00 Taxes: $4,847.00
20250714-0054995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF ~~JUNE~~ July, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen Lucille McElroy	**Same as New Owner**	
(NAME)	(NAME)	
408 South 15th Street B		116-13-0-122.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **ELLIOT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHLEEN LUCILLE MCELROY, AN UNMARRIED WOMAN,** 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:

A Certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 1,2,3, and 4 of Block 2 on the Plan of the Courts of Bellemeade, as of record in Book 547, page 141, Register's Office for said County.

Said lots adjoin and front together 120 feet on the east side of Lincoln Court and runs back between parallel lines, Lot No. 1 running back along the south margin of Leake Avenue, 145 feet to a dead line.

Being the same property conveyed to Reese B. Graham, and wife, Betty O. Graham by Warranty Deed from Delphia Orton, unmarried and Individually of record in Book 10940, page 275, Register's Office for Davidson County, Tennessee, dated May 20, 1998 and recorded on May 21, 1998. The said Betty O. Graham having since died on December 13, 2019, leaving Reese B. Graham as the surviving tenant by the entirety.

Being the same property conveyed to Reece B. Graham, Sr. and Reece B. Graham, Jr. by Quitclaim Deed from Reece B. Graham, Sr of record in Instrument No. 20201029-0125924 Register's Office for Davidson County, Tennessee, dated October 15, 2020 and recorded on October 29, 2020. Reece B. Graham, Sr, died August 10, 2022.

Being the same property conveyed to Bars Hooper Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Reece B. Graham, Jr., married of record in Instrument No. 20240801-0058300 Register's Office for Davidson County, Tennessee, dated July 23, 2024 and recorded on August 01, 2024.

Being the same property conveyed to Elliott Development, LLC, a Tennessee limited liability company by Warranty Deed from Bars Hooper Holdings, LLC of record in Instrument No. 20240801-0058301 Register's Office for Davidson County, Tennessee, dated July 31, 2024 and recorded on August 01, 2024.

JW2025-769

This conveyance is subject to all easements, restrictive covenants and conditions, 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 201 Leake Avenue, Nashville, TN 37205
(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 June, 2025

ELLIOT DEVELOPMENT, LLC

BY: _____

MICHAEL R. ELLIOTT, AUTHORIZED MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Michael R. Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Member of Elliott Development, LLC, and that he as such Authorized Member of Elliott Development, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Member of Elliott Development, LLC.

Witness my hand and official seal this 20th day of June, 2025.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires 10/4/27

After recording, return to:
Magnolia Title and Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206

JW2025-769

Certificate of Authenticity

I, D. Hardwick, 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 **June 20, 2025**.

Date

D. Hardwick

Affiant Signature

July 11, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **11th** day of **July**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2028

Date

Notary's Seal (if on paper)

