BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1297764
07/15/2025 09 52 12 AM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20250715-0055632

M R SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF July, 20 25

M. R. Schodroski
Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
R&G Realty LLC	R&G Realty LLC	
(NAME)	(NAME)	
2915 Davis Avenue Units A and B	209 Woodford Place	072 06 3U 001 00 072 06 3U 002 00 072 06 3U 900 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, **COLIN ELLIS, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R & G REALTY, LLC, A TENNESSEE LIMITED LIABILTY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Certain units located in Davidson County, Tennessee, being known and designated as Unit No(s). A and B of 2915 DAVIS AVENUE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 2915 DAVIS AVENUE HOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record in Instrument No. 20220421-0046164, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mesa Verde Assets, LLC, by Warranty Deed from Shea R. Stiles, unmarried, of record in Instrument No. 20211230-0171755, in the Register's Office of Davidson County, Tennessee, dated December 17, 2021, and recorded on December 30, 2021. Also see Affidavit of Abby Benson, Attorney of record in Instrument No. 20220112-0004203, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Colin Ellis, married by Deed from Mesa Verde Assets, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20250714-0055102, in the Register's Office of Davidson County, Tennessee, dated July 9, 2025, and recorded on July 14, 2025.

The property described above was used for investment purposes only and has never been the residence of the Grantor.

unimproved X
This is improved property, known as 2915 Davis Avenue Units A and B, Nashville, TN 37216
(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 10th day of July, 2025

COLIN ELLIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Colin Ellis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 10th day of July, 2025

Commission expires

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public