Return to
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
FILE #: SBR 251209

NEW OWNER:
Douglas Gabriel Elkin
Phoebe Elizabeth D'Angelo
1209 Haysboro Avenue
Nashville, TN 37216

SEND TAX BILL TO:
NEW OWNER
1209 Haysboro Avenue
Nashville, TN 37216

Map & Parcel: 061-04-0-055.00

THIS INSTRUMENT PREPARED BY:
Samuel L. Moore
Attorney-at-Law
Cedar City Title, LLC
142 Public Square, Suite F
Lebanon, TN 37087

Karen Johnson Davidson County
Batch # 1321909 DEEDWARR
09/15/2025 03:23:43 PM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20250915-0073569

WARRANTY DEED

For and in consideration of the sum of NINE HUNDRED TEN THOUSAND DOLLARS ($910,000.00), cash in hand paid, the receipt of which is hereby acknowledged; **RE GROWTH VENTURES, LLC, a Tennessee Limited Liability Company, ("Grantor"),** has this day bargained and sold and by these presents does hereby transfer and convey unto **DOUGLAS GABRIEL ELKIN, and PHOEBE ELIZABETH D'ANGELO, as tenants in common with rights of survivorship, ("Grantees"), their heirs and assigns,** a certain tract or parcel of land lying and being in Davidson County, Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, **BEING** the easterly part of Lot Number 15 on the Plan of Marine C. McGaughey's Second Subdivision of part of Tract Number Four (4) in A. J. McGaughey's Second Haysboro Subdivision, not of record, described according to a survey made by S. R Sanford, Jr., Civil Engineer, dated June 30, 1938, as follows: **BEGINNING** at a point at the northwest corner of Haysboro Road and Log Cabin Road, formerly Fergusson Avenue, as widened; thence with the northerly margin of Haysboro Road westwardly 137.2 feet to the southeast corner of the property conveyed to Raymond H. Wynne and wife by deed from Oakley Wynn and wife, as of record in Book 1451, Page 443, Register's Office, Davidson County, Tennessee; thence with Wynne's easterly line northwardly 110 feet, more or less, to the corner of Lot Numbers 15 and 16; thence with the line between said two lots eastwardly 131.1 feet to the westerly margin of Log Cabin Road, as widened; thence with said road southwardly 115.7 feet to the BEGINNING.

AND BEING the same property conveyed to RE Growth Ventures, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gregory L. Griggs, a married man, dated November 23, 2021 and recorded December 3, 2021 as Instrument Number 20211203-0161010, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Declaration of Restrictive Covenants of record as Instrument Number 20250623-0049119, Register's Office, Davidson County, Tennessee.
2. Any and all other limitations, restrictions, existing roadways, easements, and rights-of-way that may affect the premises.

This is improved property known as 1209 Haysboro Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **Grantees, their heirs and assigns,** forever.

GRANTOR covenants with the Grantees that Grantor is lawfully seized and possessed of said tract of land in fee simple; that Grantor has a good and lawful right to convey the same and that the same is unencumbered, except as heretofore set out.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said tract of land to the said **Grantees, their heirs and assigns,** against the lawful claims of all persons whomsoever.

Possession shall be given with deed.

Property taxes for the current year shall be prorated.

WITNESS my signature, this the 4 day of September, 2025.

RE GROWTH VENTURES, LLC

By: _____
GUILLERMO REDDIG, Sole Member

STATE OF ~~TENNESSEE~~ CO]
] ss.
COUNTY OF Douglas]

Before me, the undersigned authority of the State and County aforesaid, personally appeared **GUILLERMO REDDIG,** with whom I am personally acquainted (or proved to me the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Sole Member** of **RE GROWTH VENTURES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that as such **Sole Member,** being so authorized, executed the within instrument for the purposes therein contained, by signing the name of the Limited Liability Company by himself as said **Sole Member.**

WITNESS my hand and official seal at office in Highlands Ranch CO, ~~Tennessee~~, this 4 day of September, 2025.

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028

_____
Notary Public
My Commission Expires: 6/24/28

STATE OF TENNESSEE
COUNTY OF WILSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**910,000.00**, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 11 day of September, 2025.

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-2-29