WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES 3/19/29

(AFFIX SEAL)

LAUREN LARGENT NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

LL-LKI-25-1718

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
The Nashville Villa, LLC	**Same as New Owner**	
(NAME)	(NAME)	**081-15-0-375 00**
1239 Montcourse Lane		
(ADDRESS)	(ADDRESS)	
San Jose, CA 95131		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GILBERT ELAM, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE NASHVILLE VILLA, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit

Land in Davidson County, Tennessee, being the easterly 10 ft of Lot No 8 and the westerly 30 ft of Lot No 7, in the Bransford Realty Co Resubdivision of part of Manlove's Addition, the plan of which is of record in Book 421, Page 53, Register's Office of Davidson County, Tennessee

Said part of Lots adjoin in the front together 40 ft on the north side of Heiman Street and extends back northerly between parallel l ines 162 ft more or less to an alley

Being the same property conveyed to Roosevelt G Elam, Jr and wife, Wilmatine H Elam, by Warranty Deed from Andrew J Harris and wife, Bena Harris, dated November 26, 1991, and recorded December 2, 1991, in Book 8497, Page 365, Register's Office of Davidson County, Tennessee

Roosevelt G Elam, Jr died on or about October 14, 2011, leaving Wilmatine H Elam as the surviving tenant by the entirety

Wilmatine H Elam died intestate on August 24, 2023 At her death, her interest in the subject property vested in her heir at law, Gilbert Moreland Elam, as evidenced by Affidavits of Heirship of record in Instrument Nos 20251003-0078833 and 20251003-0078834 Register's Office of Davidson County, Tennessee

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantor's spouse

This conveyance is subject to
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1718 Heiman Street, Nashville, Tennessee 37208**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson Davidson County
Batch # 1329801 **DEEDWARR**
10/03/2025 08 31 47 AM 3 pgs
Fees $18 00 Taxes $684 50

20251003-0078835

Witness my/our hand(s) this the 30th DAY OF SEPTEMBER, 2025

Gilbert Elam

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 30th of September, 2025

Notary Public
My Commission Expires 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Logan Bell, 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 9/30/25 (date of document)

Affiant Signature

Date 9/30/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/16/29

