Karen Johnson Davidson County
Batch# 1475333 DEEDWARR
09/21/2026 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260921-0087318

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Affiant Subscribed and sworn to before me, this the 18th day of September, 2026. Notary Public My commission expires: May 8, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lauren N. Bischoff	Studio Bank	095 11 0 138.00
417 Springview Drive	124 12th Avenue South #400	
Nashville, TN 37214	Nashville, TN 37203	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KEVIN ELLIOTT AND GINA LYNN ELLIOTT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN N. BISCHOFF, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 64 on the Map of Cloverdale, as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 64 fronts 126.3 feet along a curve on the easterly side of Springview Drive, and runs back between lines 176 feet on the southerly side to a dead line in the rear, measuring 48.0 feet thereon.

Being the same property conveyed to Kevin Elliott and Gina Lynn Elliott, husband and wife by Warranty Deed from 1 Public Homes LLC, a Tennessee limited liability company of record in Instrument No. 20190401-0028988 Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 01, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 417 Springview Drive, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of September, 2026.

Kevin Elliott

Gina Lynn Elliott

STATE OF TENNESSEE
COUNTY OF White

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kevin Elliott and Gina Lynn Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of September, 2026.

Notary Public

My Commission Expires: February 26, 2030



Certificate of Authenticity

I, Karly Pickerigh, 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 9/18/26.

Date

Affiant Signature

9/18/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)