WARRANTY DEED

Karen Johnson Davidson County
Batch# 387755 DEEDWARR
04/17/2020 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,991.52
20200417-0040653

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$538,250.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF **APRIL, 2020.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd., Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Alley Fitzpatrick and Jonathan Ryan Holland		09102062400
(NAME)	(NAME)	
5605 - A California Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Green Eggs and Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jessica Alley Fitzpatrick and Jonathan Ryan Holland, joint tenants,** 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:

Land in Davidson County, State of Tennessee being described as follows, to wit:

Being Lot No. **1510** on the Plan of Block 47, Plan No. 2, West Nashville, of record in Plat Book 57 at Pages 172 and 173, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being part of the same property conveyed to Green Eggs and Ham LLC, N/K/A Green Eggs and Homes, LLC, a Tennessee Limited Liability Company dated October 29, 2015 from Aaron LLC, a Tennessee Limited Liability Company of record in Instrument No. 20151102-0111062, as corrected by Scrivener's Affidavit of record in Instrument No. 20180420-0037208, Register's Office from Davidson County, Tennessee and further conveyed to Green Eggs and Homes, LLC, a Tennessee Limited Liability Company by deed of record in Instrument No. 20190830-0087522, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5605 - A California Avenue, Nashville, TN 37209
(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/our hands this **9th** day of **April, 2020.**

Green Eggs and Homes, LLC, a Tennessee Limited Liability Company

By: _____
I. Dyke Tatum, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **I. Dyke Tatum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Authorized Agent** of **Green Eggs and Homes, LLC, a Tennessee Limited Liability Company** and that he as such **Authorized Agent** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Authorized Agent.**

WITNESS my hand and seal this **9th** day of **April, 2020.**

_____
Notary Public Theresa L. Smith
My Commission Expires: 9/6/2022

File No.: 20-Holland



Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022