Name and Address of New Owner:
John Burns Paterson, IV and Emily Sherrod
921A Delmas Avenue
Nashville, TN 37216

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 546413 DEEDWARR
01/05/2021 10:59:53 AM 3 pgs
Fees: $18.00 Taxes: $1,958.23
20210105-0001468

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 072-09-2A-001.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Franklin Y. Hundly, III, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John Burns Paterson, IV and Emily Sherrod, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 921A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 921 Delmas Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150724-0073061, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Franklin Y. Hundley. III by Warranty Deed from Profile and Principle, LLC of record in Instrument No. 20160907-0093746, Register's Office for Davidson County, Tennessee, dated September 01, 2016 and recorded on September 07, 2016.

This is improved property also known as 921A Delmas Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of December, 2020.

(SEAL)
Franklin Y. Hundly, III

NANCY MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-17-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of December, 2020, before me personally appeared Franklin Y. Hundly, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of December, 2020.

Notary Signature
My commission expires: 11-17-2024

AFFIDAVIT OF VALUE

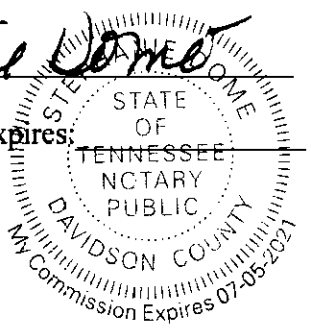
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $529,250.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of December, 2020.

Notary Public
My commission expires:



File No. 20-7-CL