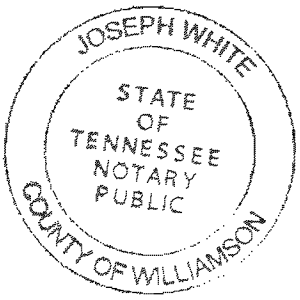
Karen Johnson Davidson County
Batch# 558628 DEEDWARR
01/21/2021 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $3,015.50
20210121-0009361

WARRANTY DEED



STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $815,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5/15/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mockingbird Title & Escrow Services, LLC, 1427 Greenwood Avenue, Nashville, TN 37206

File No.: 20-12-0003-CD

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
508 Investors, LLC	508 Investors, LLC	131.14.0.024.00
(NAME)	(NAME)	
718 Thomspon Lane, Suite 108-270	514 Elm Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Shelbyville, TN 37160	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Fifteen Thousand And No/100 Dollars ($815,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ESTATE OF BETTY JEAN PATE AND TIMOTHY T. PATE AND ELIZABETH L. BAILEY AND DEBORAH J. GALLOWAY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 508 INVESTORS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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, Tennessee, being Lot No. 235 on the Plan of Section II, Tynewood Estates, as of record in Book 2900, pages 89 & 90, Register's Office for said County, described as follows:

BEGINNING at a point in the east margin of Tara Drive at the corner of lots 235 and 236; thence with the

line between said lots, easterly 222.5 feet to a point; thence northerly 231.4 feet to the south margin of Hildreth Drive; thence with the margin of the same westerly 199 feet to the beginning of a curve; thence around said curve, southwesterly 39.3 feet to the east margin of Tara Drive; thence with the margin of the same, southerly 206.4 feet to the point of beginning.

BEING the same property conveyed to Artie Thomas Pate, Jr. and wife, Betty B. Pate by Warranty Deed dated October 1, 1977, from Alphonse A. Toppeto and wife, Delphina G. Toppeto, of record in Book 5205, page 872, Register's Office for Davidson County, Tennessee.

Artie Thomas Pate, Jr. died on or about January 31, 2017, leaving Betty B. Pate as the surviving tenant by the entirety. Betty B. Pate died intestate on or about September 25, 2018, leaving her interest to her heirs at law. Letters of Administration of her estate were issued to Timothy T. Pate, as Administrator of her estate, by the Davidson County Probate Court, Case No. 19P51, on January 17, 2019.

unimproved ☐
This is improved ☒ property, known as 4644 Tara Drive, Nashville, TN 37215
(House No.) (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 our hands this 21st day of January, 2021.

Estate of Betty Jean Pate

BY: _____
Timothy T. Pate

_____
Timothy T. Pate

_____
Elizabeth L. Bailey

_____
Deborah J. Galloway

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Timothy T. Pate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Administrator of The Estate of Betty Jean Pate, the within named bargainor, and that as such, executed the foregoing instrument for the purpose therein contained, by personally signing his name as Administrator.

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 6/18/2023
NOTARY PUBLIC

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 21 day of January, 2021, before me, the undersigned, personally appeared Timothy T. Pate, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 6/18/2023
NOTARY PUBLIC

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
On this 21 day of January, 2021, before me, the undersigned, personally appeared Elizabeth L. Bailey, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

_____ My Commission Expires: 6/18/2023
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of January, 2021, before me, the undersigned, personally appeared Deborah J. Galloway, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

CAROLYN D. DALE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

Carolyn D. Dale
NOTARY PUBLIC

My Commission Expires: 6/18/2023

True Copy Certification

I, Tracey Boshears, 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 Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Tracey Boshears 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: 5/15/2021

Notary' Seal (If on paper)

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON