Karen Johnson Davidson County
Batch# 560576 DEEDWARR
01/26/2021 07:50:30 AM 6 pgs
Fees: $33.00 Taxes: $1,480.00
20210126-0010972

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $400,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 22nd day of January, 2021.

NOTARY PUBLIC

My commission expires: 11-8-2021

THIS INSTRUMENT PREPARED BY
BT Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Elberta Express, Inc. | | 02504002300/02504011200 |
| (NAME) | (NAME) | |
| 116 N Main Street. | NEW OWNER | |
| (ADDRESS) | (ADDRESS) | |
| Goodlettsville. TN 37072 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Phillip S. Patterson and Marlene C. Hatalla Scarpino, Nicole Scarpino Ninemire and Anthony F. Scarpino, Jr., heirs at law of Anthony F. Scarpino,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elberta Express, Inc.**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Tract I: Beginning at a point in the westerly margin of Lick Street 134 feet north of the northerly margin of West Cedar Street' thence N 88 degrees 15' 06" West for 114.26 feet to a point; thence N 6 degrees 05' 10" East for 50.00 feet to a point; thence S 88 degrees 15' 06" East for 92.65 feet to a point in the westerly margin of Lick Street; thence along said Lick Street S 6 degrees 50' East for 59.00 feet to a point, the point of beginning

Tract II: Beginning at a point in the easterly margin of Lick Street 1.9 feet north of and 30.00 feet east of the northeast corner of Tract I; thence easterly along a building line 80.50 feet to the westerly margin of Dickerson Road; thence along the westerly margin of Dickerson Road and the said building line in a southerly direction for 28.50 feet to the southeast line of said building; thence westerly along said building line for 79.20 feet to the easterly line of Lick Street; thence north along Lick Street for 29.00 feet to the point of beginning, said center of wall being the property line

Being the same property conveyed to Phillip S. Patterson and Anthony F. Scarpino by Deed from John L. Gibson and wife, Karen M. Gibson dated January 14, 1994 of Record in Book 9233, Page 257, Register's Office for Davidson County, Tennessee. The Anthony F. Scarpino having since died. See Affidavits of Heirship of record in Instrument Nos. __202101260010969___, __202101260010970___, and __202101260010971___, said Register's Office.

This property is __unimproved _X_improved property known as: 116 N Main Street, Goodlettsville, TN 37072.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Sumner County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 22nd day of January, 2021.

Phillip S. Patterson

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 22nd day of January, 2021.

Notary Public
My Commission Expires:

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2023

Witness our hands this 14th day of January, 2021.

Marlene C. Hatalla Scarpino

Marlene C. Hatalla Scarpino

STATE OF Florida
COUNTY OF Sumter

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

Witness my hand and official seal, this the 14th day of January, 2021.

✓ by means of physical presence or
___ online notarization

Notary Public
My Commission Expires:
04/11/2022

BRITTANY M. MYERS
MY COMMISSION # GG 206466
EXPIRES: April 11, 2022
Bonded Thru Notary Public Underwriters

Witness our hands this _____ day of January, 2021.

Nicole Scarpino Ninemire

STATE OF PA
COUNTY OF Allegheny

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

Witness my hand and official seal, this the 14 day of January, 2021.

Notary Public
My Commission Expires: July 20, 2022

Commonwealth of Pennsylvania - Notary Seal
AMY KELLEY - Notary Public
Allegheny County
My Commission Expires Jul 20, 2022
Commission Number 1256971

Witness our hands this 14 day of January, 2021.

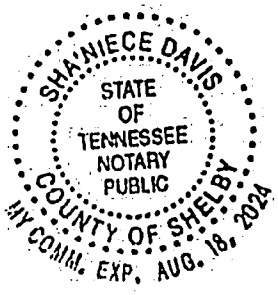
Anthony F. Scarpino, Jr.,

STATE OF Tennessee
COUNTY OF Shelby

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

Witness my hand and official seal, this the 14 day of January, 2021.

Notary Public
My Commission Expires: Aug. 18, 2024




**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY