THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **File RES-20-402** Karen Johnson Davidson County Batch# 572365 DEEDWARR 02/10/2021 01:57:30 PM 4 pgs Fees: $23.00 Taxes: $8,824.50 20210210-0019302	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,385,000.00. Affiant Subscribed and sworn to before me this 5th day of February, 2021. Notary Public My Commission Expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Nashville Revocable Trust 402 West Hillwood Drive Nashville, TN 37205	**Send Tax Bills To:** Same as owner	**Tax Information:** Map and Parcel No.: 10313004400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **STD Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Menasche Nass, Trustee of Nashville Revocable Trust** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 402 West Hillwood Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of February, 2021.

STD Properties, LLC, a Tennessee limited liability company

BY: _____, Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of STD Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of February, 2021.

_____
Notary Public

My Commission Expires:
10-2-2023

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 and part of Lot No. 6 on the Plan of Hillwood Estates, Section 2, as of record in Plat Book 1835, page 80, Register's Office for said County, described as follows:

Beginning on the northerly margin of West Hillwood Boulevard at the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwardly 293.8 feet to the southerly line of Lot No. 7; thence with the same eastwardly 225 feet to the corner of Lots Nos. 5, 6 and 7, continuing in the same direction and parallel with the southerly line of said Lot No. 7, 15 feet, in all 240 feet; thence southwardly 218 feet more or less, to the northerly margin of West Hillwood Boulevard, being the corner of Lots Nos. 5 and 6; thence with the northerly margin of said Boulevard westwardly 200.6 feet to the beginning.

Being the same property conveyed to STD Properties, LLC, a Tennessee limited liability company, by deed dated June 29, 2017 from Kingdom Builders of Tennessee, LLC, of record in Instrument No. 20170705-0067302, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 10313004400.
2. All matters appearing on the Plan of record as Book 1835, page 80, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20170717-0071837, Register's Office for Davidson County, Tennessee.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

