Karen Johnson Davidson County
Batch# 639095 DEEDWARR
05/18/2021 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20210518-0067362

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
William Martin and Lauren B. Martin
2311 Hampton Avenue
Nashville, TN 37215

SEND TAX BILLS TO
new owner

MAP/PARCEL
117-06-0-085.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **LOUISE GREEN PATIKAS AND SPOUSE, PANAGIOTIS TAKIS PATIKAS** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **WILLIAM MARTIN AND LAUREN B. MARTIN, HUSBAND AND WIFE** ("Grantees" herein), their heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in the 7th Civil District of Davidson County, Tennessee, being the westerly 80 feet of the southerly part of Lot No. 25 and the easterly 35 feet of the southerly part of Lot No. 26 on the Plan of Hillsboro Heights, not of record, and described according to a survey made by W. B. Southgate, Engineer, May, 1910, as follows:

Beginning at a point on the southerly margin of Hampton Avenue, 820 feet west of the center line of 23rd Avenue South, said point being the northwest corner of the property conveyed to Robert J. Anderson by deed from Loiette Hampton Hume, et al, of record in Book 1003, page 29, Register's Office for said County; thence with the southerly margin of Hampton Avenue, westerly 115 feet; thence southerly and parallel with the dividing line between Lots 25 and 26, 343.7 feet, more or less, to the northerly line of Lot No. 32, thence westerly with the northerly line of Lots Nos. 32 and 33; 115 feet to the southwest corner of said Anderson's property; thence with Anderson's westerly line, northwardly 343 feet, more or less, to the point of beginning.

Being the same property conveyed to PANAGIOTIS TAKIS PATIKAS AND WIFE, LOUISE GREEN PATIKAS, by deed from MADELINE C. BRUNNER, WIDOW, of record in Book 4596, page 974, dated March 20, 1972, said Register's Office. Being further conveyed to LOUISE GREEN PATIKAS, by quitclaim deed from PANAGIOTIS TAKIS PATIKAS, of record in Book 10044, page 959, dated April 30, 1996, said Register's Office. Being further conveyed to LOUISE GREEN PATIKAS AND SPOUSE, PANAGIOTIS TAKIS PATIKAS, by quitclaim deed from LOIUSE GREEN PATIKAS, of record in Instrument No. 20180227-0018351, dated February 23, 2018, said Register's Office.

This is improved property known as: 2311 Hampton Avenue, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTORS do covenant with said GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors 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. The conveyance herein is subject to 2021 real

property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands as of this 14th day of May, 2021.

LOUISE GREEN PATIKAS
By: DEMETRI PATIKAS, her ATTORNEY-IN-FACT
LOUISE GREEN PATIKAS
BY: DEMETRI PATIKAS, HER ATTORNEY-IN-FACT

PANAGIOTIS TAKIS PATIKAS
By DEMETRI PATIKAS, HIS ATTORNEY-IN-FACT
PANAGIOTIS TAKIS PATIKAS
BY: DEMETRI PATIKAS, HIS ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SUZETTE G MALKIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **DEMETRI PATIKAS** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **LOUISE GREEN PATIKAS AND PANAGIOTIS TAKIS PATIKAS** as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said **LOUISE GREEN PATIKAS AND PANAGIOTIS TAKIS PATIKAS.**

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

Notary Public

My Commission Expires: January 14, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$2,050,000.00.**

Affiant

Sworn to and subscribed before me this 17th day of May, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

