Karen Johnson Davidson County
Batch# 658527 DEEDWARR
06/16/2021 03:23:30 PM 4 pgs
Fees: $23.00 Taxes: $3,959.00
20210616-0081622

Name and Address of New Owner:
LH2 Investments LLC, a Tennessee limited liability company
2018 Hamilton Ave
Nashville TN 37203

Send Tax Bills To:
New owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 104-16-0-285.00

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, **Pamela M. Stott, Catherine Myrhum, Mark C. Myrhum and Mary Sue Myrhum Opay as the heirs and Beneficiaries of the Estate of Robert S. Whitman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **LH2 Investments LLC, a Tennessee limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the south half of Lot No. 171 on the Plan of Belmont Land Company's Plan of Lots called "Belmont Heights," as the same appears of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said south half Lot No. 171 fronts 50 feet on the easterly side of Oakland Avenue and extends back 130 feet, more or less, on the northly line, and 143 feet, more or less, on the southerly line, to an alley in the rear, which measures 51 feet, more or less, thereon.

Being the same property conveyed to Robert S. Whitman, unmarried, by Warranty Deed from Margaret W. Steele, unmarried, of record in Book 9468, page 925, Register's Office for Davidson County, Tennessee, dated September 16, 1994 and recorded on September 19, 1994. (Value or consideration shown in aforementioned deed $95,000.00.)

Being also known as 2406 Oakland Avenue, Nashville, Tennessee 37212.

Robert S. Whitman died on January 10, 2020, leaving Last Will and Testament filed for Probate in Docket No. 20P311, Chancery Court of Davidson County, Tennessee. Letters Testamentary were issued to Pamela Myrhum Stott. (The estate of Robert S. Whitman remains open.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

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 11th day of June, 2021.

The Estate of Robert S. Whitman

GRANTOR

Pamela Myrhum Stott, Executor

PAMELA MYRHUM STOTT
Pamela Myrhum Stott

CATHERINE MYRHUM BY PAMELA STOTT, HER ATTORNEY IN FACT
Catherine Myrhum by Pamela Stott, her Attorney-In-Fact

MARY SUE MYRHUM OPAY BY PAMELA STOTT, ATTORNEY IN FACT
Mary Sue Myrhum Opay by Pamela Stott, Attorney-In-Fact

MARK C. MYRHUM BY PAMELA STOTT, ATTORNEY IN FACT
Mark C. Myrhum by Pamela Stott, Attorney-In-Fact

State of Arizona
County of MARICOPA

Before me, DAVID W KELLY / NOTARY PUBLIC of the state and county mentioned, personally appeared Pamela Myrhum Stott, Executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theExecutor of The Estate of Robert S. Whitman, the within named bargainor, a Estate, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 11th day of June, 2021.

Notary's Signature
My commission expires: 2.21.24

DAVID W KELLY
Notary Public - Arizona
Maricopa County
Commission # 575731
My Comm. Expires Feb 21, 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 $1,070,000.00, 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
11th day of June, 2021.

Notary Public
My commission expires: 3.6.2024
File No. 2021-1517

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

202106160081622

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 11th day of June, 2021, before me personally appeared **Pamela Myrhum Stott**, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (s') free act and deed.

Witness my hand, at office, this 11th day of June, 2021.

Notary Signature
My commission expires: 2-21-24

DAVID W KELLY
Notary Public - Arizona
Maricopa County
Commission # 575731
My Comm. Expires Feb 21, 2024

STATE OF ARIZONA
COUNTY OF MARICOPA

On this the 11TH day of June, 2021, before me personally appeared **Pamela Myrhum Stott**, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Catherine Myrhum, Mary Sue Myrhum Opay, and Mark C. Myrhum** and acknowledged that she executed the same as the free act and deed of the said **Catherine Myrhum, Mary Sue Myrhum Opay, and Mark C. Myrhum.**

Witness my hand, at office, this 11th day of June, 2021.

Notary Signature
My commission expires: 2-21-24

DAVID W KELLY
Notary Public - Arizona
Maricopa County
Commission # 575731
My Comm. Expires Feb 21, 2024

True Copy Certification

I, Christopher M. Corriveau, 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, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

