FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **1,000,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/19/2021** Notary Public MY COMMISSION EXPIRES: 3/29/25 (AFFIX SEAL)

NICOLE YURJEVICH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

Karen Johnson Davidson County
Batch# 681768 DEEDWARR
07/22/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210722-0098621

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3821

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael James Herman and Gabriella Francesca M. Herman	Regions Bank	**131-14-0-024.00**
(NAME) **4644 Tara Drive**	(NAME) 2050 Pkwy Office Circle RCN-6	
(ADDRESS) **Nashville, TN, 37215**	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **508 Investors, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael James Herman and Gabriella Francesca M. Herman, husband wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 508 Investors, LLC, a Limited Liability Company by Deed dated January 21, 2021 from Estate of Betty Jean Pate and Timothy T. Pate and Elizabeth L. Bailey and Deborah J. Galloway, recorded January 21, 2021, in Instrument Number 20210121-0009361, in the Register's Office of Davidson County, Tennessee.
Betty B. Pate died Sept. 25, 2018 Artie Thomas Pate Jr died Jan. 17, 2017

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **4644 Tara Drive, Nashville, TN 37215**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **July, 2021.**

508 Investors, LLC

Theodore J. Bertuca, Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Theodore J. Bertuca, whom I am personally acquainted and who upon his oath acknowledged himself to be a Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of 508 Investors, LLC

WITNESS my hand and official seal this the **19th** day of **July, 2021**

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2/22/22

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2021.

J. Carlton Drumwright

July 19, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 19, 2021.

Notary

My Commission Expires: 12/18/22

