This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-13010-TH

Karen Johnson Davidson County
Batch# 685040 DEEDWARR
07/28/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20210728-0101369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $625,000.00.

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Subscribed and sworn to before me, this the 23rd day of July, 2021.

Notary Public
My Commission Expires: 5/2/22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
RK Strand Properties, LLC 1209 Rolling Creek Drive Brentwood, TN 37027	New owner	093 06 1J 033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, **Jennifer L. Patte, K/N/A Jennifer L. Teegan, Executrix and as Sole Beneficiary of Estate of Bruce T Teegan**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RK Strand Properties, LLC, a Florida Limited Liability Company**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1201 of the Viridian, A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, under the Master Deed establishing Viridian, A Condominiums of record in Instrument No. 20061004-0122833 and amended in Instrument No. 20061004-0122834, Instrument No. 20070711-0082578, Instrument No. 20100616-0046702, Instrument No. 20111006-0077592, Instrument No. 20120802-0068536, Instrument No. 20140128-0007721 with Scrivener's Affidavit recorded in Instrument No. 20140530-0046816 further amended in Instrument No. 20171002-0100849, Instrument No. 20180510-0045059, Instrument No. 20191211-0127973, Instrument No. 20210224-0022602, Instrument No. 20210316-0034923, Instrument No. 20210504-0059486 and Instrument No. 20210527-0071781 and as Attorney's Certificate recorded in Instrument No. 20061004-0122836 and Transfer of Declarant Rights recorded in Instrument No. 20190819-0083016, in the Registers Office for Davidson County, Tennessee, and subject to the provisions and requirements therof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easement now or hereafter established over, through or upon the land embracing the regime and buildings thereof to said Master Deed.

Being the same property conveyed to Bruce T. Teegan and wife, Ruth H. Teegan, by Warranty Deed from Martin S. Bloom and wife, Mary P. Bloom, of record in Instrument No. 20080227-0019199, in the Register's Office of Davidson County, Tennessee, dated February 19, 2008 and recorded on February 27, 2008.

The said Ruth H. Teegan having since passed away on August 18, 2010 leaving Bruce T. Teegan as surviving spouse. Bruce T. Teegan having since Passed away on October 19, 2020, see Probate Docket No. 21P525.

This is ☒ improved or ☐ unimproved property located at: **415 Church Street, 1201, Nashville, TN 37219.**

This conveyance is made subject to 1) Property taxes for the year 20__, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 whomsoever. 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, Grantor has executed this instrument on this 23rd day of July, 2021.

GRANTOR:

Estate of Bruce T Teegan

By: Jennifer Patte Teegan
Jennifer L. Patte, K/N/A Jennifer L. Teegan,
Executrix and as Sole Beneficiary of Estate of Bruce T Teegan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer Patte, Executrix and as Sole Beneficiary of Estate of Bruce T Teegan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22

202107280101369

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/23/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/23/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 **day of** July, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM