Karen Johnson Davidson County
Batch# 694237 DEEDWARR
08/11/2021 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $1,701.63
20210811-0108038

Warranty Deed

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $459,900.00.

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Fitzpatrick Maria Herrera	New Owner(s)	043 14 0 064.00
110 Lanier Drive		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BETHESDA CONSTRUCTION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH FITZPATRICK AND MARIA HERRERA, JOINT TENANTS WITH RIGHT OF SURVIORSHIP**, 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:

Being a tract of land in Nashville, Davidson County, Tennessee, said tract being a portion of the Bethesda Construction LLC property at 110 Lanier Drive as of record QC-20201019 0121549, Registers Office for Davidson County, Tennessee (R.O.D.C.T); said tract being Lot 4 of the Bernice L. Dickerson's Revised Subdivision, said plan not of record, and being more particularly described as follows;

Beginning at an Iron Rod capped Elliott on the western right-of-way of Lanier Drive (50' R.O.W.) with a state plane coordinate Northing 703027.04, Easting 1763187.68; said Iron Pin being the easterly common corner of said Bethesda Construction LLC property at 110 Lanier Drive (Lot 4) and the Julio & Petrona Aranda property at 108 Lanier Drive (Lot 3) as of record in DB-20021008 0122203 R.O.D.C.T.

Thence along said Lanier Drive westerly right-of-way, South 10 degrees 19 minutes 19 seconds East for a distance of 50.00 feet to a point; said point being a common corner along the Lanier Drive right-of-way of Lots 4 & 5 of the Bethesda Construction LLC properties.

Thence leaving said Lanier Drive right-of-way and along the common line of Lot 4 & 5 of the Bethesda Construction LLC properties, South 79 degrees 23 minutes 29 seconds West for a distance of 218.58 feet to a point on the common line of the Bethesda Construction LLC property (Lot4) and the Townhouse Villa Association property, as of record MA-00006637-0000746 (R.O.D.C.T);

Thence along said common line, North 12 degrees 10 minutes 38 seconds West for a distance of 50.00 feet to a point; said point being the westerly common point of the Bethesda Construction LLC property (Lot 4) and the Julio & Petrona Aranda property (Lot 3);

Thence along the common line of the Bethesda Construction LLC property (Lot 4) and the Julio & Petrona Aranda property (Lot 3), North 79 degrees 23 minutes 12 seconds East for a distance of 220.20 feet to the point of beginning, said tract of land herein descripted containing 10,967 square feet more or less and being according to a boundary survey by Clint Elliott Survey dated April 8, 2020, Jason Garrett TN RLS #2861

Being a part of the same property conveyed to Bethesda Construction, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from JRG Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20201019-0121549, in the Register's Office of Davidson County, Tennessee, dated October 15, 2020 and recorded on October 19, 2020.

Being a part of the same property conveyed to JRG Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Bobby Haynes, Unmarried, of record in Instrument No. 20151228-0129528, in the Register's Office of Davidson County, Tennessee, dated December 18, 2015 and recorded on December 28, 2015. The said Mary Elizabeth Haynes died October 10, 2015 Vesting property solely in Bobby Haynes as the surviving tenant by the entirety. The said Lawrence W. Thaxton having since died.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 110 Lanier Drive, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of August, 2021.

Bethesda Construction LLC, a Tennessee Limited Liability Company

By: _____
William Greenleaf, Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Reynolds Greenleaf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Bethesda Construction, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of August, 2021.

Notary Public

My Commission Expires: 3|3|25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

EXHIBIT A

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Being the same property conveyed to Grantee(s) by Deed recorded simultaneously herewith in Book _____, Page _____, or Instrument #_____. Register's Office for Said County.

Certificate of Authenticity

I, **Joshua A. Terry**, 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 8/6/21.

Affiant Signature

8/9/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/9/21.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON