36211

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36211-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me this 10th day of September, 2021. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lance Bloom, Jessica Beugen Bloom 3704 Whitland Avenue Nashville, TN 37205	New Owners 3704 Whitland Ave. Nashville, TN 37205	Map and Parcel No.: 10409019600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **3704 Whitland Avenue, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lance Bloom and wife, Jessica Beugen Bloom** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3704 Whitland Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 719612 DEEDWARR
09/20/2021 10:49:30 AM 4 pgs
Fees: $23.00 Taxes: $12,950.00
20210920-0125911

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of September, 2021.

3704 Whitland, LLC, a Tennessee limited liability company

BY: Jenney A. Petrikin Member
Jenney Ayer Petrikin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jenney Ayer Petrikin, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Member of 3704 Whitland, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of September, 2021.

Notary Public

My Commission Expires:
10-2-2023

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Easterly 65 feet of Lot No. 7 and the Westerly 35 feet of Lot No. 8 in Block "B" on the Map of the Whitland Realty Company's Subdivision of record in Book 332, page 141, Register's Office for said County.

Said parts of said Lot No. 7 and 8 front together 100 feet on the northerly side of Bowling or Whitland Avenue and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Jenney Ayer Petrikin, an unmarried person, by deed dated October 30, 2019 from Betty Jane Maples Taylor and husband, Larry Jerome Taylor, of record in Instrument No. 20191101-0112804, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 18, 2020 of record in Instrument No. 20200618-0064415, Register's Office for Davidson County, Tennessee, Jenney Ayer Petrikin conveyed subject property to 3704 Whitland Avenue, LLC, a Tennessee limited liability company.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 10409019600.
2. All matters appearing on the Plan of record as Book 332, page 131, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument No. 20191202-0123541, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., 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 on 9|10|2021.

George E. Mudter, Jr.
Dated 9|10|2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 9|10|2021

My commission expires 10|2|2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023