WARRANTY DEED

Karen Johnson Davidson County
Batch# 780718 **DEEDWARR**
12/28/2021 02:08:59 PM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20211228-0170618

G-PATY-21-3410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LOGAN C. E. BELL TENNESSEE NOTARY PUBLIC My Comm Exp. 06/11/2023 COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paty Construction, LLC	**New Owner**	
(NAME)	(NAME)	**117-07-0-120.00**
929 Robertson Academy Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROLLIN RHEA STERRITT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATY CONSTRUCTION, LLC, A TENNESSEE MEMBER MANAGED LIMITED LIABILITY COMPANY** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain property in the State of Tennessee, Davidson County, Described as follows, to-wit:

Being Lot 2 as shown on the plan of "First Revision of Lots 145 & 146 Noel's Subdivision of Watkins Grove" of record in Instrument No. 20020311-0030140, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Thomas J. Sterritt, Jr. by Warranty Deed from T. J. Sterritt and wife, Frances H. Sterritt, of record in Book 5431, Page 315, Register's Office for Davidson County, Tennessee, dated April 24, 1979 and recorded on May 04, 1979. Thomas J. Sterritt, Jr. having died on August 15, 2021, and bequeathed said property to the survivor of his children, Rollin Rhea Sterritt (Thomas James Sterritt, III died on February 24, 2017 and predeceased Thomas J. Sterritt, Jr.), as shown of record in Last Will and Testament filed for Probate in Docket No. 21P1779, Chancery Court of Davidson County, Tennessee.

The above referenced property has never been the principal martial residence for the Grantor, Rollin Rhea Sterritt.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 547, Page 156, Instrument No. 20020311003014O, and Instrument No. 20131107-0115769, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3410 Hopkins Street, Nashville, Tennessee 37215**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 21st DAY OF DECEMBER, 2021.

Rollin Rhea Sterritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLLIN RHEA STERRITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of December, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212