RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-5335-2021

Karen Johnson Davidson County
Batch# 804702 DEEDWARR
02/14/2022 10:00:30 AM 3 pgs
Fees: $18.00 Taxes: $2,219.63
20220214-0016558

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $599,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2022.

NOTARY PUBLIC

My commission expires: _____

BRANDEE GILLIAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES APRIL 23, 2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Patito 903 B Marilyn Road Nashville, TN 37209	Same address as new owner	91-06-1S-2.00

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED NINETY NINE THOUSAND NINE HUNDRED AND 00/100 Dollars ($599,900.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **LIFESTYLE HOME BUILDERS, INC., A TENNESSEE CORPORATION**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **JOSEPH PATITO, AN UNMARRIED MAN,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B, on the Plan of 903 at Marilyn Lifestyle, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20191219-0131166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Lifestyle Home Builders, Inc., a Tennessee Corporation from Roger Dale Sartain and wife, Gloria Sartain, by Warranty Deed dated 07/12/2019 and recorded 07/18/2019, in Instrument No. 20190718-0070401, Register's Office of said County.

This conveyance is made subject to all matters as shown on Plan of 903 at Marilyn Lifestyle, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20191219-0131166; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property known and designated as 903 B Marilyn Road, Nashville, TN 37209.

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TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties, and the payment thereof is the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this 1st day of February, 2022

GRANTOR(S)

Lifestyle Home Builders, Inc, a Tennessee Corporation

BY: _____
Coby Hanai, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 1st day of February, 2022, before me, appeared Coby Hanai, personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of Lifestyle Home Builders, Inc., a Tennessee Corporation, and that said instrument was signed on behalf of said Lifestyle Home Builders, Inc. and said Coby Hanai acknowledged said instrument to be the free act of deed of Lifestyle Home Builders, Inc.

WITNESS my hand and seal, this the 1st day of February, 2022.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

_____
Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 2/1/22 (date of document).

Jennifer L. Pennell

2/1/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1st day of February, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22

Notary's Seal

