Karen Johnson Davidson County
Batch# 809396 DEEDWARR
02/22/2022 11:50:39 AM 2 pgs
Fees: $13.00 Taxes: $2,142.30
20220222-0019874

Warranty Deed

Prepared by: Record and Return to: Chapman and Rosenthal PLLC 10 Burton Hills Blvd. Suite 12 Nashville, TN 37215 J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $579,000.00. Affiant Subscribed and sworn to before me, this the 18th day of February, 2022. 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:
Dawn Patrick	New Owner(s)	042-13-0-064.00
130 Port 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, **STATHAN LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAWN PATRICK, AN UNMARRIED WOMAN**, 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:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Sherry Heights, Section III of record in Plat Book 2331, Page (s) 126 and 127, 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 the same property conveyed to Hazel B. Smith by Warranty deed from Murry E. Parker, single of record in Book 5267, page 254, Register's Office for Davidson County, Tennessee, dated March 28, 1978 and recorded on March 30, 1978.

The said Hazel B. Smith having died on or about March 18, 2018, leaving a Probate at Docket No. 18P1079, in the Seventh Circuit Court for the Twentieth Judicial District Metropolitan Nashville/Davidson County, Tennessee (Probate Division). Also, see Affidavit of Heirship in Instrument No. 20210816-0110624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stathan LLC, a Tennessee Limited liability Company by Warranty deed from William P. Smith, a married man and Terry K. Smith, a married man, sole heirs of Hazel B. Smith of record in Instrument No. 20210816-0110625 Register's Office for Davidson County, Tennessee, dated August 12, 2021 and recorded on August 16, 2021.

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 130 Port 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 18th day of February, 2022.

Stathan LLC, a Tennessee Limited Liability Company

By: _____
Nathan Weinberg, 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 Nathan Weinberg, Member, 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 Member of Stathan 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 18th day of February, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

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