Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-SB-VRES21-1120

This Instrument Prepared by ~~and Return to:~~
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 848208 DEEDWARR
04/29/2022 11:36:02 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00
20220429-0049989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $850,000.00.

Affiant

Subscribed and sworn before me this the 26th day of April, 2022.

Notary Public

My commission expires: 07/09/24

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Laura Pattawi	new owner	071-15-0 570.00
1120 A N. 5th St		
Nashville, TN 37207		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STRATUS CONSTRUCTION, INC., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to LAURA PATTAWI, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Stratus Construction, Inc., by deed dated 01/21/2021, from Stratus Construction, Inc., of record in Instrument No. 20210121-0009407, Register's Office for said County.

Also being a portion of the same property conveyed to Stratus Construction, Inc., by deed dated 10/26/2020, from Music City Holdings, LLC, of record in Instrument No. 20201105-0129891, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1120 A N. 5th St, Nashville, TN 37207.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 26th day of April, 2022.

Stratus Construction, Inc.

BY: Tom Keesee
Tom Keesee, CEO

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Tom Keesee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the CEO of the within named bargainor, Stratus Construction, Inc., and that he, as such CEO executed the foregoing instrument for the purposes therein contained by signing the name of the Stratus Construction, Inc. by the said Tom Keesee as such CEO.

Witness my hand and official seal this 26th day of April, 2022.

My Commission Expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY