THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-08-309
Parcel ID: 103 15 0B 121.00

Karen Johnson Davidson County
Batch# 916431 DEEDWARR
09/14/2022 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20220914-0102450

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| Roger T. Saterstrom and Anna W. Saterstrom<br>4487 Post Place, Unit 121<br>Nashville, TN 37205 | Roger T. Saterstrom and Anna W. Saterstrom<br>4487 Post Place, Unit 121<br>Nashville, TN 37205 | Map/Parcel<br>103 15 0B 121.00 |

# GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **John M. Abernathy, III and Bettye Abernathy Bagot, Partners of the Owl Hollow Family Partnership, a Tennessee Partnership** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Roger T. Saterstrom and Anna W. Saterstrom, husband and wife**, ("Grantee") all of right, title and interest in and to that certain real property known as 4487 Post Place, #121, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 121 on the Plan of Lions Head Condominium, of record in Plat Book 5200, Page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lions Head Condominium, a horizontal property regime established by Master Deed of record in Book 5340, Page 70, corrected in Book 5342, Page 683, said Register's Office.
Being the same property conveyed to Bettye C. Abernathy, unmarried, by Warranty Deed from Ann Elliott, unmarried, of record in Instrument No. 20041110-0135708, in the Register's Office of Davidson County, Tennessee, dated November 8, 2004 and recorded on November 10, 2004.
Being the same property conveyed to a one-half (1/2) undivided interest in the property to John M. Abernathy, III, as tenant in common; and a one-half (1/2) undivided interest in the property to Bettye A. Bagot, as tenant in common, by Executor's Quitclaim Deed from John M. Abernathy, III, Executor of the Estate of Bettye C. Abernathy, of record in Instrument No. 20180122-0006400, in the Register's Office of Davidson County, Tennessee, dated January 18, 2018 and recorded on January 22, 2018. The said Bettye C. Abernathy is now deceased on November 01, 2017, as shown in the Probate Court for Davidson County, Tennessee. Bettye C. Abernathy is now deceased as shown in the Probate Court for Davidson County, Tennessee, in Docket No. 17P-1969.
Being the same property conveyed to Owl Hollow Family Partnership, a Tennessee general partnership, comprised of John M. Abernathy, III and Bettye A. Bagot, by Quitclaim Deed from John M. Abernathy, III and Bettye A. Bagot, of record in Instrument No. 20180205-0011474, in the Register's Office of Davidson County, Tennessee, dated January 24, 2018 and recorded on February 05, 2018.

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.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 12th day of September, 2022.

Owl Hollow Family Partnership, a Tennessee Partnership

By: _____ Partner
John M. Abernathy, III, Partner

By: Bettye Abernathy Bagot Partner, by _____ III, her Attorney-in-Fact
Bettye Abernathy Bagot, Partner, by John M. Abernathy, III her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of September, 2022, before me personally appeared John M. Abernathy, III and Bettye Abernathy Bagot by John M. Abernathy, III, her Attorney-In-Fact, Partners of Owl Hollow Family Partnership, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of September, 2022.

_____
Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

**AFFIDAVIT OF VALUE**

STATE OF Tennessee )
COUNTY OF Davidson )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $410,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 12th day of September, 2022.

_____
Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Holly Ray, 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 09/12/22.

Date

Holly Ray
Affiant Signature

09/12/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of September, 2022.

Notary's Signature

LINDSAY PHILPOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

My Commission Expires: 9-8-2025
Date

Notary's Seal (if on paper)