Karen Johnson Davidson County
Batch# 979055 DEEDWARR
03/09/2023 02:54:30 PM 4 pgs
Fees: $23.00 Taxes: $2,127.13
20230309-0017161

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37539-02-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is $574,900.00. Amanda Allen Affiant Subscribed and sworn to before me this 9 day of March, 2023. Carmen Coats Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

Address New Owner: Holly Sortomme 1510 B Rosebank Avenue Nashville, TN 37206	**Send Tax Bills To:** Legacy Home Loans, LLC dba Steadfast Mortgage 1036 Stearman Drive, Ste. 6 White House, TN 37188	**Tax Information:** Map and Parcel No.: 073130J00200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, and further amended and restated on April 2, 2019** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Holly Sortomme, unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1510 B Rosebank Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2023.

Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, as amended from time to time

Jesse Lee Jones, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, as amended from time to time, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of March, 2023.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of 1510 A & B Rosebank Cottages, a horizontal property regime with privated elements established by Declaration in Instrument No. 20160229-0018838, as amended in Instrument No. 20160316-0025030 and Instrument No. 20200212-0016018, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Amended Declaration of record in Instrument No. 20160316-0025030, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jesse Lee Jones, an unmarried man by deed dated December 1, 2016 from LVH, LLC, a Tennessee limited liability company, of record in Instrument No. 20161206-0127741, Register's Office for Davidson County, Tennessee. By Warranty Deed dated January 20, 2017 of record in Instrument No. 20170127-0009145, Register's Office for Davidson County, Tennessee, Jesse Lee Jones conveyed subject property to Jesse Lee Jones, Trustee of the Jesse Lee Jones Revocable Trust dated September 4, 2012, as amended and restated on January 20, 2017, and as amended from titme to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary. Corrected by Scrivener's Affidavit of record in Instrument No. 20210125-0010609, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 073130J00200CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for 1510 A & B Rosebank Cottages, of record in Instrument No. 20160229-0018838, amended in Instrument No. 20160316-0025030 and Instrument No. 20200212-0016018, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit C to the Amended Declaration in Instrument No. 20160316-0025030, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 843, pages 104 and 105, Register's Office for Davidson County, Tennessee.
6. Utility Easement and Maintenance Agreement of record in Instrument No. 20161007-0106340, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 9, 2023 (date of document).

Affiant Signature

March 9, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9th day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023