THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
400 Sugartree Lane, Suite 520
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 984698 DEEDWARR
03/27/2023 09:25:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230327-0021987

Address New Owners
John A. Purdy and Kathryn E. Delmez, as
Trustees of the Purdel Living Trust Dated March 22, 2023
1709 Beechwood Avenue
Nashville, TN 37212

Send Tax Bills To:
John A. Purdy and Kathryn E. Delmez,
as Trustees of the Purdel Living Trust Dated March 22, 2023
1709 Beechwood Avenue
Nashville, TN 37212

Map No. 104-16
Parcel No. 270

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, John A. Purdy and Kathryn Delmez, husband and wife, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto John A. Purdy and Kathryn E. Delmez, as Trustees of the Purdel Living Trust dated March 22, 2023, hereinafter called the Grantees, their heirs and/or 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 the west one-half of Lot No. 232 on the Map of the Belmont Land Company's Subdivision known as Belmont Heights, of record in book 421 page 34, said Registers Office.

Said west one-half of Lot No. 232 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Evelyn A. Davis, II unmarried, by quitclaim deed from Ames Davis, Executor of the Estate of Evelyn Ames Davis I, deceased, of record in Book 9958 page 677 said Register's Office, dated February 22, 1996. And being the same property conveyed to Evelyn

A. Davis II, unmarried and Eric P. Pittarelli, married, by quitclaim deed from Evelyn A. Davis II, unmarried, of record in Instrument No. 20030218-0020889, said Register's Office, dated February 18, 2003. And being the same property conveyed to John A. Purdy and wife, Kathryn E. Delmez by Warranty Deed from Evelyn A. Davis, II single and Eric D. Pittarelli, married, of record in Instrument No. 20090803-0072495 in said Register's office dated August 3, 2009.

Being property known as 1709 Beechwood Avenue, Nashville, TN 37212

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the current year, which, if not paid, have been assumed by Grantees; Covenants, conditions, restrictions, reservations and easements of record, if any, contained in former instruments of record pertaining to subject property.

This conveyance is further subject to 1) all applicable zoning ordinances; 2) utility, sewer, drainage and other easements of record; 3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; 4) building restrictions, and 5) other matters of public record.

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 and/or assigns forever.

GRANTORS COVENANT with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTORS' WARRANTY DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 22nd day of March, 2023.

GRANTORS:

John A. Purdy

Kathryn E. Delmez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me John A. Purdy and Kathryn E. Delmez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 22nd day of March, 2023.

NOTARY PUBLIC
My Commission Expires September 28, 2026.

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(3)(F) and likewise the valuation oath is unnecessary pursuant to T.C.A. . § 67-4-409(a)(5).

SARA O. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Sara Thomas, 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 22, 2023.

Sara Thomas
Attorney at Law
March 24, 2023

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 24 day of March, 2023.

NOTARY PUBLIC

PATRICIA D BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-29-25