Karen Johnson Davidson County
Batch# 990638 DEEDWARR
04/11/2023 01:11:30 PM 4 pgs
Fees: $23.00 Taxes: $2,534.50
20230411-0026502

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. 37612-03-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $685,000.00. W. T. P. Affiant Subscribed and sworn to before me this 11th day of April, 2023. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
W. Travis Parham Tracy S. Parham 1211 B 5th Avenue N Nashville, TN 37208	W. Travis Parham and Tracy S. Parham 1211 B 5th Avenue N Nashville, TN 37208	Map and Parcel No.: 082090C00100CO

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, **STD Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. Travis Parham and Tracy S. Parham, husband and wife** ("Grantees"), their 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 1211 B 5th Avenue N, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 11th day of April, 2023.

STD Properties, LLC, a Tennessee limited liability company

BY: Vice-President
Gerald G. Patterson, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice-President of STD Properties, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of April, 2023.

Notary Public

My Commission Expires:

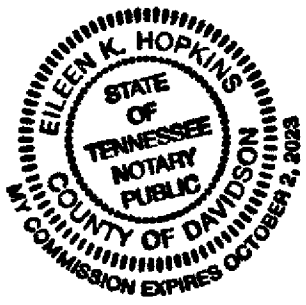


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1211-B, together with the appurtenant interest in the common elements of Germantown Court Condominiums, a horizontal property regime with private elements established by Master Deed and By-Laws of record in Instrument No. 20031006-0147481, amended in Instrument No. 20050406-0037816, Instrument No. 20060525-0061623, and Instrument No. 20170419-0038400, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Master Deed.

Being the same property conveyed to STD Properties, LLC, a Tennessee Limited Liability Company, by deed dated June 1, 2021 from Julia Westland, married, of record in Instrument No. 20210607-0076307, 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 Grantees. Map and Parcel No. 082090C00100CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Germantown Court Condominiums, of record in Instrument No. 20031006-0147481, amended in Instrument No. 20050406-0037816, Instrument No. 20060525-0061623, and Instrument No. 20170419-0038400, 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 A to the Master Deed in Instrument No. 20031006-0147481, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Instrument No. 20030902-0126876, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 4/11/23 (date of document).

Affiant Signature

4/11/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of April, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

