Karen Johnson Davidson County
Batch# 1000288 DEEDWARR
05/05/2023 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230505-0033636

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

File Number: 2023-04-490
Parcel ID: 118 06 0G 002.00

| Address New Owner: | Send Tax Bills To: | Map-Parcel No.: |
|---|---|---|
| BSD Investments IV, LLC, a Kentucky Limited Liability Company<br>902B Gale Lane<br>Nasshville, TN 37204 | ~~Same as~~ New Owner<br>10001 Business Center court<br>Louisville, KY 40299 | Map/Parcel<br>118 06 0G 002.00 |

**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, **Evelyn J. Patterson and Mollie K. Rubin, a married couple, as joint tenants with right of survivorship** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **BSD Investments IV, LLC, a Kentucky Limited Liability Company**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 902 B Gale Lane, Nashville, TN 37204 , 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 B of Lot 902B on the Plan of the Resubdivision of Lot 77-B according to Plat of 902 Gale Lane Townhomes, of record as Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for 902 Gale Lane Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated 66-27-103(b) of record in Instrument No. 20130515-0048852, Register's Office for Davidson County, Tennessee, and being a Revision of Lot 77- B on the Plan of Section I, Battlefield Estates, of record in Plat Book 843, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Mollie K. Rubin and Evelyn J. Patterson, joint tenants with right of survivorship, by Warranty Deed from Ashton Claire Surratt and husband, Merrick Clayton Francis, of record in Instrument No. 20160513-0047769, in the Register's Office of Davidson County, Tennessee, dated May 12, 2016 and recorded on May 13, 2016.

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 5th day of May, 2023.

Evelyn J. Patterson

Mollie K. Rubin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of May, 2023, before me personally appeared Evelyn J. Patterson and Mollie K. Rubin, 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 5th day of May, 2023.

Notary Signature
My commission expires: 3/1/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

**AFFIDAVIT OF VALUE**

STATE OF Tennessee )
COUNTY OF Williamson )

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 850,000.00, 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 5th day of May, 2023

Notary Public
My commission expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

## TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 5, 2023.

J. Carlton Drumwright

May 5, 2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 5, 2023.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY