Karen Johnson Davidson County
Batch# 1020051 DEEDWARR
06/28/2023 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230628-0049269

STATE OF Tennessee }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF June, 2023.

NOTARY PUBLIC
My Commission expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23060025

Address of New Owner
Sigma Properties, LLC
601 Pebblebrook Road
Mable, GA 30126

Send Tax Bills To:
Same

Tax Information:
119-11-0-017.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Janice D. Fortner, Successor Trustee of The Gid R. Suddarth and/or Virginia P. Suddarth Revocable Living Trust, dated the 8th day of March, 2005,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sigma Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Laurel Acres, as of record in Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gid R. Suddarth and wife, Virginia P. Suddarth, by Warranty Deed from Darrin L. Barnes and wife, Kimberly Ann Barnes, dated 01/28/1994 and recorded on 02/02/1994 at Book 9238, Page 136, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Gid R. Suddarth and Virginia P. Suddarth, Trustees of the Suddarth Family Revocable Living Trust dated March 8, 2005, by Warranty Deed from Gid R. Suddarth and Virginia P. Suddarth, husband and wife, dated 03/08/2005 and recorded on 03/10/2005 in Instrument No. 20050310-0026621, RODCT. Gid R. Suddarth having since died on or about 03/09/2016 and Virginia P. Suddarth having since died on or about 09/15/2014. Janice D. Fortner is the Successor Trustee.

This is property generally located:
2618 Mashburn Road, Nashville, TN 37210

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 2133, Page 48, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Restrictive Covenants of record at Book 2150, Page 53, Register's Office of Davidson County, Tennessee, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, **Janice D. Fortner, Successor Trustee of The Gid R. Suddarth and/or Virginia P. Suddarth Revocable Living Trust, dated the 8th day of March, 2005**, has caused this instrument to be executed, this the 22nd day of June, 2023.

Janice D. Fortner, Successor Trustee

Janice D. Fortner, Successor Trustee of
The Gid R. Suddarth and/or Virginia P. Suddarth
Revocable Living Trust, dated the 8th day of March, 2005

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Janice D. Fortner, Successor Trustee of The Gid R. Suddarth and/or Virginia P. Suddarth Revocable Living Trust, dated the 8th day of March, 2005,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 22nd day of June, 2023.

My Commission expires: 2.5.25

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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 6/22/2023.

Date

Tonya Loftin
Affiant Signature

June 28, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)