WARRANTY DEED

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

SG-RMX-23-4701-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $435,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2023.

Notary Public

MY COMMISSION EXPIRES: 07-06-26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Herbison	**Legacy Home Loans, LLC dba Steadfast Mortgage**	
(NAME) **4701 Grinstead Pl Lot #1**	(NAME) **1036 Stearman Drive, Suite 6**	**061-03-0-050.00**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PTL, A TENNESSEE GENERAL PARTNERSHIPA TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TROY HERBISON, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lindell Heights, of record in Book 1835, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 78.9 feet on the westerly margin of Grinstead Place and extends back 150.0 feet on the northerly line and 153.1 feet on the southerly line to a dead line in the rear, measuring 107.4 feet thereon.

Being the same property conveyed to PTL, A Tennessee General Partnership by Warranty Deed from John W. Brumbach of record in Instrument No. 20190211-0012702 Register's Office for Davidson County, Tennessee, dated February 8, 2019 and recorded on February 11, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1835, Page 14, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20140114-0003779, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4701 Grinstead Pl Lot #1, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 1032858 DEEDWARR
08/01/2023 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20230801-0059133

Witness my/our hand(s) this the 31st DAY OF JULY, 2023.

PTL, a Tennessee General Partnership

BY:_____
Paul Hinman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, signing for PTL, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of PTL, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of July, 2023.

_____
Notary Public
My Commission Expires: 1-4-27
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Pam Autry,** 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 this the 31st day of July, 2023.

Affiant Signature

Date 7/31/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024