WARRANTY DEED

Karen Johnson Davidson County
Batch# 1038277 **DEEDWARR**
08/15/2023 09 31 20 AM 2 pgs
Fees $13 00 Taxes $8,140 00

20230815-0063344

G-P-23-3410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES 1/26/25 (AFFIX SEAL)

MATTHEW CROWNING STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
My Commission Expires JAN 26, 2025

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)
David Harold Parrott and Elizabeth D. Parrott	**Same as New Owner**	
(NAME)	(NAME)	**117-07-4P-002 00CO**
3410 Hopkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **PATY CONSTRUCTION, LLC, A TENNESSEE MEMBER MANAGED LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID HAROLD PARROTT AND WIFE, ELIZABETH D. PARROTT,** 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 Unit No B on the Plan of Thirtyfour-Ten Hopkins Street, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No 20220412-0042361, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being a portion of the same property conveyed to Paty Construction, LLC a Tennessee member managed limited liability company by Warranty Deed from Rollin Rhea Sterritt, married, dated December 21, 2021 and recorded December 28, 2021 in Instrument No 20211228-0170618, Register's Office of Davidson County, Tennessee.

This conveyance is subject to
- Taxes for the year 2023 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 547, Page 156, Instrument No 20020311003014O, and Instrument No. 20131107-0115769, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20220412-00422361, Register's Office for Davidson County, Tennessee
- Easement for stormwater management in Instrument No 20230607-0043357, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **3410 Hopkins Street, Nashville, Tennessee 37215**

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

Witness my/our hand(s) this the 10th DAY OF AUGUST, 2023.

Paty Construction, LLC

BY:_____
William Paty Barksdale
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM PATY BARKSDALE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of PATY CONSTRUCTION, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 10th of August, 2023

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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