WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000 00

Affiant

SCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF UST, 2023

Notary Public

COMMISSION EXPIRES

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1042830 DEEDWARR
08/25/2023 10 55 32 AM 2 pgs
Fees $13 00 Taxes $8,325 00

20230825-0066568

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, l
10 Burton Hills Blvd , Suite 13(
Nashville, TN 37215

G-P-23-3408

ASHLEY SCHAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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)
DeAnna L. Moore and Aaron R. Moore	New owner	
(NAME)	(NAME)	117-07-4P-001.00CO
3408 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 **DEANNA L. MOORE AND AARON R. MOORE, WIFE AND HUSBAND,** 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 A 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 Restrictions 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 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 Declaration of Covenants, Conditions and Restrictions for Thirtyfour-Ten Hopkins Street, a Horizontal Property Regime with Private Elements of record in Instrument Number 20220412-00422361, Register's Office for Davidson County, Tennessee
- Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Thirtyfour-Ten Hopkins Street, a Horizontal Property Regime with Private Elements, 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 **3408 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 24th 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 24th of August, 2023.

Brian D. Mitchell
Notary Public
My Commission Expires 03/09/2027
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

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