Karen Johnson Davidson County
Batch# 1066131 DEEDWARR
10/30/2023 03:01:30 PM 4 pgs
Fees: $23.00 Taxes: $2,053.50
20231030-0084756

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37888-09-2023**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $555,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Andrew Todd, Jr., Kristin Sweet 6500 Highway 100 Nashville, TN 37205	**Send Tax Bills To:** Legacy Home Loans dba Steadfast Home Mortgage1036 Stearman Dr. STE 6 White House, TN 37188	**Tax Information:** Map and Parcel No.: 12908009600

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 of which is hereby acknowledged, **5703 Building, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Todd, Jr., unmarried and Kristin Sweet, unmarried as joint tenants with right of survivorship** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6500 Highway 100, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of October, 2023.

5703 Building, LLC, a Tennessee limited liability company

BY: _____, Authorized Representative
Gerald G. Patterson, Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gerald G. Patterson, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Representative of 5703 Building, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of October, 2023.

_____
Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northerly 45 feet of Lot No. 2 and the Southerly 55 feet of Lot No. 3, Block "C" on the Revised Plan of Highlands of Belle Meade No. 2, of record in Book 843, Page 18, Register's Office for said County.

Said property fronts 100.00 feet on the northwesterly margin of Tennessee Highway No. 100 and extends back 210.0 feet on the northerly line and 200.0 feet on the southerly line to a dead line at the easterly margin of the NC & St. L Railroad right of way, measuring 100.0 feet thereon.

Being the same property conveyed to 5703 Building, L.L.C., a Tennessee limited liability company, by Quitclaim Deed dated July 11, 2002 from John S. Phipps, Jr. and wife, Martha B. Phipps, and Robert E. Phipps and wife, Nancy S. Phipps of record in Instrument No. 20020718-0086617, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2023 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. All matters appearing on the Plan of record as Book 843, Page 18, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5420, Page 864, Register's Office for Davidson County, Tennessee.
4. Easement granted to U.S. Sprint Communications Company in Instrument No. 20140114-0003778, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 10/27/23 (date of document).

Affiant Signature

10/27/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27 day of October, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY