Karen Johnson Davidson County
Batch# 1067106 DEEDWARR
11/01/2023 01:12:30 PM 4 pgs
Fees: $23.00 Taxes: $17,852.50
20231101-0085518

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230945889**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,825,000.00. Affiant Subscribed and sworn to before me, this 31st 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: Mary Maitland Deland 22 Bancroft Place Nashville, TN 37215	Send Tax Bills To: New Owner 22 Bancroft Place Nashville TN 37215	Tax Information: Tax Parcel ID No. 144 00 0 099.00

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, **STC Investment Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Maitland Deland, unmarried**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Bancroft, as of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to STC Investment Group, LLC, a Tennessee limited liability company, by Warranty Deed from Maradi NV LLC, a Nevada limited liability company, of record in Instrument No. 20191210-0127188, in the Register's Office of Davidson County, Tennessee, dated December 06, 2019 and recorded on December 10, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bancroft, as recorded in Plat Book 9700, Pages 326 and 327.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10319, Page 1, as amended in Book 10366, Page 623, Book 10564, Page 570 and in Instrument No. 20210201-0013887.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7911, Page 385, Book 7911, Page 389, Book 7911, Page 451 and Book 8009, Page 109.

This is improved property located at 22 Bancroft Place Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors,

heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 31st day of October, 2023.

STC Investment Group, LLC, a Tennessee limited liability company

BY: _____ agent
Margaret Mason, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Mason, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is Authorized Agent of STC Investment Group, 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 31st day of October, 2023.

_____
Notary Public

My Commission Expires: _____

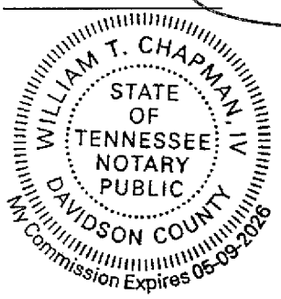


Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Bancroft as of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to STC Investment Group, LLC, a Tennessee limited liability company, by deed dated December 6, 2019 from Maradi NV LLC, a Nevada limited liability company, of record in Instrument No. 20191210-0127188, 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 10/31/23 (date of document).

Affiant Signature

10/31/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 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