WARRANTY DEED

Karen Johnson Davidson County
Batch# 1093011 DEEDWARR
01/23/2024 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20240123-0004334

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RANDY HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-06-2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Chase R. Pasternak	**New Owner**	071 02 0 110.00,
(NAME)	(NAME)	
3161 Earhart Rd		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Cole Woodworks LLC, a Tennessee Limited Liability Company,** , hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chase R. Pasternak, an unmarried man,** hereinafter called the Grantees, their heirs and assigns, a 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. 34 on the Plan of John J. Rucker Subdivision of record in Plat Book 332, Page 157, 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 the same property conveyed to Cole Woodworks LLC, a Tennessee Limited Liability Company from Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed dated November 30, 2020 and recorded on February 10, 2021 in Instrument No. 20210210-0019172, Register's Office for Davidson County, Tennessee.

The above-described property is the same property contained in the prior deed or as shown on the prior plats and no new survey is available.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 460 Roger Williams Ave, Nashville, TN 37207

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 10 day of January, 2024.

Cole Woodworks LLC
a Tennessee Limited Liability Company

BY: _____
James B. Cole, Sole and Managing Member

STATE OF TENNESSEE

COUNTY OF Williamson

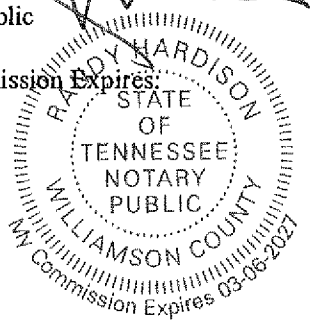
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James B. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole and Managing Member, and is authorized to execute the instrument on behalf of Cole Woodworks LLC, the within named bargainor, and that he/she as such Sole and Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Sole and Managing Member.

Witness my hand and official seal, this the 10 day of January, 2024.

_____
Notary Public

My Commission Expires:

(SEAL)



Certificate of Authenticity

I, Tonya Loftin, 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 1/10/2024.

Date

Tonya Loftin

Affiant Signature

January 22, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22nd day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)