WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139199 DEEDWARR
05/24/2024 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,401.30
20240524-0038854

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $649,000.00.

Affiant

Subscribed and sworn to me on 05/24/24.

NOTARY PUBLIC

My Commission Expires:

ALLISYN G PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Rachel Bostick & Tiffany Avichouser 438 Patterson Street Nashville, TN 37211	New owner	133010F00200CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 436 Patterson LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Rachel Bostick and Tiffany Avichouser, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A certain unit located in Davidson County, Tennessee, being known and designated as Unit 436B of FOURTHIRTYSIX PATTERSON STREET, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing FOURTHIRTYSIX PATTERSON STREET COMMONS, a Horizontal Property Regime, of record in Instrument No. 20230119-0004356, in the Register's Office for Davidson County, Tennessee, and with said Units being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being a part of the same property conveyed to 436 Patterson LLC, a Tennessee limited liability company, by Quitclaim Deed from Joseph M. Roberts, and Matthew McKinney, of record in Instrument No. 20220922-0105322, in the Register's Office of Davidson County, Tennessee, recorded on September 22, 2022.
>
> This is improved property known as 438 Patterson Street, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES they 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 GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand this 05/24/24.

436 Patterson LLC,
a Tennessee limited liability company

By: Matthew McKinney, Member

By: Joseph M Roberts, III, Member

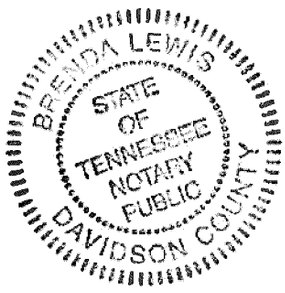
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Joseph M. Roberts, III and Matthew McKinney, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Members of 436 Patterson LLC, the within named bargainor, and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing for 436 Patterson LLC by themselves as Members.

Witness my hand and official seal on 05/ 22 /24.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, Allisyn G. Pinkston, 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 **May 22, 2024**.

Date

Allisyn G. Pinkston

Affiant Signature

5/24/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025