Karen Johnson Davidson County
Batch# 1173468 DEEDWARR
08/23/2024 11:15:30 AM 2 pgs
Fees: $13.00 Taxes: $39,590.00
20240823-0064919

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $10,700,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2024.

Notary Public
My Commission Expires: 3-2-27

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Richard Mark Fitzpatrick and Jamie Fitzpatrick 4316 Franklin Pike, Nashville, TN 37204	New Owner Property	Tax Parcel ID No. 13211001100

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN SKYE SAWREY CORNELIUS, TRUSTEE, OR ANY ACTING SUCCESSOR, OF THE PLETTENBERG TRUST AND ANY AMENDMENTS THERETO** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RICHARD MARK FITZPATRICK AND JAMIE FITZPATRICK, HUSBAND AND WIFE,** ("Grantee"), Grantee's 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. 1 on the Plan of the Resubdivision of Lots Nos. 1 and 2, Elysian Fields, Section 1, as of record in Book 4660, Page 23, Register's Office for said County, described as follows: Beginning at a point in the easterly margin of Franklin Pike, said point being the southeasterly corner of the intersection of said Franklin Pike and Southmeade Parkway; thence continuing with said margin of said Franklin Pike, South 7 degrees 40 minutes East 124.43 feet to a point; thence continuing with said margin of said Franklin Pike along a curve having a radius of 2082.14 feet, a distance of 163.28 feet to a point; thence North 85 degrees 10 minutes 58 seconds East 379.75 feet to a concrete monument set at the common corner of Lots Nos. 1 and 2 on said Plan; thence with the line between said Lots Nos 1 and 2, North 3 degrees 29 minutes 28 seconds East 252.31 feet to a point in the southerly margin of Southmeade Parkway; thence along the southerly margin of Southmeade Parkway, westwardly 405.41 feet to a concrete monument, said point being the beginning of a curve to the left having a radius of 20 feet; thence southwesterly around said curve a distance of 35.31 feet to the point of beginning.

Being the same property conveyed to Kathryn Skye Sawrey Cornelius, Trustee, or any acting successor, of the Plettenberg Trust and any amendments thereto by Deed dated October 12, 2016 from Jon P. Cornelius, recorded October 31, 2016, in Instrument Number 201610310115078, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **4316 Franklin Pike, Nashville, TN 37204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 19th day of August, 2024.

THE PLETTENBERG TRUST

Kathryn Skye Sawrey Cornelius

KATHRYN SKYE SAWREY CORNELIUS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **KATHRYN SKYE SAWREY CORNELIUS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of **THE PLETTENBERG TRUST**, and that she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 19th day of August, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

Certificate of Authenticity

I, Emily Manno, 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 8/19/24.

Date

Affiant Signature

8/19/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of August, 2024.

Notary's Signature

My Commission Expires: 7/4/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/04/2024