Karen Johnson Davidson County
Batch# 1202320 DEEDWARR
11/06/2024 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20241106-0086264

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$600,000.00** (Six Hundred Thousand).

AFFIANT

Subscribed to and sworn before me this 5th day of November, 2024.

NOTARY PUBLIC MY COMMISSION EXPIRES: 6-26-27

KIM D. WYATT (NOTARY SEAL)
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Stringhouse I, LLC PO Box 40746 Nashville, TN 37204	**SAME AS NEW OWNER**	105-13-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANNIE PATTERSON, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **STRINGHOUSE I, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 318 on the plan of Resubdivision Part of Belmont Land Co Sub, of record in Plat Book 421, Page 71, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 318 fronts 50 feet on the Westerly side of 13th Avenue South, formerly Eastwood Avenue and runs back between parallel lines 146.5 feet to an alley.

Being the same property conveyed to Berry North, Jr. and wife, Annie Mai L. North by Warranty Deed from Addiebelle Bass, a Widow of record in Book 5010, page 575, Register's Office for Davidson County, Tennessee, dated March 26, 1976 and recorded on March 31, 1976.

Being the same property conveyed to Annie Patterson, married by Quilt Claim Deed from Berry North, Jr. and wife, Annie Mai L. North of record in Instrument No. 20180906-0088269 Register's Office for Davidson County, Tennessee, dated September 04, 2018 and recorded on September 06, 2018.

The said Thomas Edward Patterson, joins in this conveyance to relinquish any and all rights, especially marital rights, which he may have in said property, by virtue of the marriage.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2113 EASTWOOD AVENUE** **NASHVILLE, TN 37212**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 5th day of November, 2024

Annie Patterson

Thomas Edward Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of November, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Annie Patterson and Thomas Edward Patterson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 5th day of November, 2024.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Adam LaFever, 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 November 5, 2024.

Affiant Signature

11/5/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 5th day of November, 2024.

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-2113