Prepared by:
Hyde Park Title & Escrow LLC
1800 South Rutherford Boulevard, Suite 203
Murfreesboro, TN 37130

New Owner and Send Tax Bills To:
Mary M. Van Patten and Paul G. Van Patten
2718 Jim Houston Court
Murfreesboro, TN 37129

File Number: 2020-478
Parcel ID: 117-15-0A-079.00-CO

Karen Johnson Davidson County
Batch# 430016 DEEDWARR
07/02/2020 09:51:30 AM 3 pgs
Fees: $18.00 Taxes: $499.50
20200702-0071736

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Deborah Higgins Quigley, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mary M. Van Patten and husband, Paul G. Van Patten,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 79, being Unit No. 3-211, in the Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Elizabeth Burns, unmarried, by deed from Ervin M. Entrekin, Trustee of record in Book 5316, page 452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glenda Kay Higgins, unmarried, by Warranty Deed from Elizabeth Burns dated August 14, 1980,of record in Book 5637, page 921, said Register's Office.

The said Glenda Kay Higgins having died testate on September 7, 2019, and appointed Mary Evelyn Fitzpatrick as her Executrix by Will of record in the Probate Court Case No. 19P1730, Office of the Clerk for Davidson County, Tennessee.

Further having been conveyed to Deborah Higgins Quigley by Quitclaim Deed from Mary Evelyn Fitzpatrick, Executrix of the Glenda Kay Higgins Estate and filed for record in Instrument No. _202007020071735_____. said Register's Office.

Subject to all matters on Plan of record in Plat Book 5200, page 64, Register's Office for said County; Master Deed of record in Book 5304, page 702, as amended in Book 7841, page 557, and Book 11362, page 463, Register's Office for said County; By-Laws of record in Book 5204, page 745, as amended in Book 9830, page 181, Register's Office for said County; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3879, page 569, Register's Office for said County; Dedication of Easement of record in Book 4320, page 896, Register's Office for said County; Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110930-0075704, and Instrument No. 20150814-0081514, Register's Office for said County; Maintenance Agreement of record in Book 7658, page 278, Register's Office for said County; lien for special assessments as contained in the restrictions; and, rights of others in and to the common areas and elements.

The 2020 property taxes have been prorated between the parties, buyer to pay when due.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2020.

Deborah Higgins Quigley by Kimberly Q. Johnson Attorney in Fact (SEAL)

Deborah Higgins Quigley by Kimberly Q. Johnson, Attorney in Fact KQJ

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 30th day of June, 2020, before me personally appeared Kimberly G. Johnson, to me known to be the person who executed the foregoing insturment on behalf of Deborah Higgins Quigley, and acknowledged that she executed the same as the free act and deed of the said Deborah Higgins Quigley, for the purposes therein contained by virtue of a Power of Attorney duly executed by the said Deborah Higgins Quigley and appearing of recor din Instrument No. 202007020071734, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 30th day of June, 2020.

Eileen Smith
Notary Signature
My commission expires: 8/27/22

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 30th day of June, 2020.

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

Eileen Smith
Notary Public
My commission expires: 8/27/22
File No. 2020-478

I, Andrew Mitchell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Andrew Mitchell
Signature

State of TN
County of Rutherford

Personally appeared before me, Jim A. Hyde, a notary public for this county and state, Andrew Mitchell, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires 09/19/2022

JIM A HYDE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY