Name and Address of New Owner:
Christian Miller
2613 Jordan Ridge Drive
Nashville, TN 37218

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 515719 DEEDWARR
11/13/2020 09:11:46 AM 2 pgs
Fees: $13.00 Taxes: $1,146.63
20201113-0133905

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 058-09-0A-284.00-C

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, **Andrew T. Patterson, Sr. and Tierra M. Dunn (FKA Tierra M. Patterson), husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christian Miller,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 284, as shown on the map entitled Jordan Ridge at Eaton's Creek, Phase 11, of record in Instrument No. 20100126-0006479, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANDREW T. PATTERSON SR AND TIERRA M. PATTERSON, HUSBAND AND WIFE, by deed from NVR, INC, A VIRGINIA CORPORATION TIA FOX RIDGE HOMES, of record in Instrument No. 20120627-0056282, dated June 26, 2012, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 2613 Jordan Ridge Drive, Nashville, TN 37218

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 6th day of November, 2020.

Andrew T. Patterson, Sr. (SEAL)

Tierra M. Dunn (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of November, 2020, before me personally appeared Andrew T. Patterson, Sr. and Tierra M. Dunn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of November, 2020.

Notary Signature
My commission expires: 11-8-21

GREGORY BETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $309,900.00, 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 6th day of November, 2020.

Notary Public
My commission expires: 4/11/2022
File No. 20-1368

JOEL D RAGLAND
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY