Karen Johnson Davidson County
Batch# 576189 DEEDWARR
02/24/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20210224-0022612

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10644-SM

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $478,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of February, 2021.

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lindsey Kaye Patterson 1438 Litton Avenue Nashville, TN 37216	Loan Depot. com, LLC 4800 N Scottsdale Rd Suite 3800 Scottsdale, AZ 85251	072-11-0-300.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Patrick Lowry**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Lindsey Kaye Patterson**, hereinafter called the Grantee, her 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 the Westerly part of Lots Nos. 6 and 7 on the Map of W.J. Myers Subdivision of certain lots in Maxey's Addition, of record in Book 332, Page 66, Register's Office for Davidson County, Tennessee, and being known as Lot No. 1 on the Plan of a resubdivision of said Lots 6 and 7, and described according to a survey by Southern Land Surveying Company, Inc., and further described by a survey by John Kohl and Company, dated July 24, 1978, as follows:

Said Lot No. 1 fronts 70.2 feet on the Southerly margin of Litton Avenue and extends back 89.8 feet on the Easterly line and 95.5 feet on the Westerly line. along the Easterly margin of an alley to a dead line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Patrick Lowry, by Warranty Deed from Music City Holdings, LLC, of record in Instrument No. 20200902-0100056, Register's Office for Davidson County, Tennessee, dated July 31, 2020 and recorded on September 2, 2020; and further being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from The Heirs and/or Devisees of Steven Childress, Stephanie Danyelle Childress, Heir-at-Law, of record in Instrument No. 20200814-0091574, said Register's Office, dated August 13, 2020 and recorded on August 14, 2020; and further being the same property conveyed to Steven Childress, by Quitclaim Deed from Steven Childress and Vanessa Bradley, of record in Book 9250, Page 706, said Register's Office, dated February 9, 1994 and recorded on February 16, 1994; and further being the same property conveyed to Steven Childress and Vanessa Bradley, as joint tenants with rights of survivorship, by Quitclaim Deed from Steven Childress, of record in Book 8417, Page 399, said Register's Office, dated August 8, 1991 and recorded on August 9, 1991; and further being the same property conveyed to Steven Childress by Quitclaim Deed from Gwendolyn F. Childress, of record in Book 7284, Page 331, said Register's Office, dated September 9, 1986 and recorded on July 1, 1987; and further being the same property conveyed to Steven Childress and wife, Gwendolyn F. Childress, by Cash Deed from Moon Landrieu, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 5516, page 853, said Register's Office, dated October 9, 1979 and recorded on October 19, 1979.

This is ☒ improved or ☐ unimproved property located at: **1438 Litton Avenue, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of February, 2021.

GRANTOR:

Patrick Lowry

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patrick Lowry, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 19th day of February, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

202102240022612

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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