Karen Johnson Davidson County
Batch# 584984 DEEDWARR
03/04/2021 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,320.90
20210304-0028739

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 357,000.00

Affiant Signature

Subscribed and sworn to before me ~~on this~~ the 1 day of February, 2021.

Notary Public
My Commission expires: 3/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
PHILIP PATTON
ALLISON PATTON
5117 Bay Overlook Dr., Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 097160A07100CO

WARRANTY DEED
21NT00131

Effective the 1 day of February, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

JEFFREY JOHNSTON AND WIFE, CONNIE KONDRAT

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

PHILIP PATTON AND ALLISON PATTON, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson County,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Number 103 on the Plan of The Peninsula, Section 2, a Planned Residential Development, of record in Book 9700, Page 352, as amended in Book 10547, Page 35, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey Johnston and wife, Connie Kondrat, by Warranty Deed from Stephen Todd Blakney, joined by his wife, Tricia Ann Blakney, dated 04/29/2015 and recorded 05/05/2015 as Instrument No. 20150505-0040677, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 5117 Bay Overlook Dr., Hermitage, TN 37076

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all the lawful claims of all persons whomsoever. Wherever 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 my hand this the 1 day of February, 2021.

Jeffrey Johnston

Connie Kondrat

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jeffrey Johnston and Connie Kondrat,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 1 day of February, 2021.

Notary Public
My commission expires: 3/15/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024