Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Affiant

Subscribed and sworn to before me, this 4th day of May, 2021

Notary Public
My commission expires: 6.17.2024

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Pate	First Horizon Bank	147-15-0-118.00
504 Whispering Hills DR	Po Box 7171	
Nashville, TN 37167	Little Rock, AR 72223	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Eugene Pate,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Pate,** 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:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Whispering Hills, Section I, as of record in Book 2331, pages 82, 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 142 fronts 90 feet on the northeasterly side of Whispering Hills Drive, and runs back 246.4 feet on the northeasterly line and 258.4 feet on the northwesterly line, to a dead line in the rear, orn which it measures 121 feet.

Being the same property conveyed to T. E. Pate and wife, Jo Ann Wright Pate by Warranty Deed from Arthur Gabbard and wife, Eulalia Losher Gabber dated July 30, 1958 of record in Book 2798, page 529, Register's Office for Davidson County, Tennessee. The said T. E. Pate having since died on _____ vesting fee simple title in the wife, Jo Ann Wright Pate. Further, being the same property conveyed to Douglas Eugene Pate by Quitclaim Deed form Joann Pate, reserving a life estate, dated December 28, 2011 of record as Instrument No. 20120103-000148, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 504 Whispering Hills DR, Nashville, TN 37167

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

Karen Johnson Davidson County
Batch# 632064 DEEDWARR
05/10/2021 10:45:12 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20210510-0062299

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 4th day of May, 2021.

Douglas Eugene Pate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Douglas Eugene Pate,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 4th day of May, 2021.

Notary Public

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 6-17-2024

FILE NO: 2021037032