Prepared by and Return to: Matthew J. Ellis, Attorney, BATSON NOLAN PLC, 121 South Third Street, Clarksville, TN 37040. (931) 647-1846

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Stacey Crystal & Wade Russell Patten 1033 Creekwood Drive Nashville, TN 37207	Finance of America Mortgage LLC 300 Welse Rd, Building S, Suite A Horsham, PA 19044	060-02-0-169.00

Karen Johnson Davidson County
Batch# 649070 DEEDWARR
06/03/2021 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $998.63
20210603-0074633

DIANE STEWART, ET VIR

TO: WARRANTY DEED

STACEY CRYSTAL PATTEN, ET VIR

THIS DEED OF REALTY, executed as of the 28th day of May, 2021, by Grantors, DIANE STEWART and RONALD STEWART, wife and husband, to Grantees, STACEY CRYSTAL PATTEN and WADE RUSSELL PATTEN, wife and husband as community property with right of survivorship. WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as community property with right of survivorship, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, being bounded and described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 155, on the Plan of Parkwood Estates, Section 1, as shown on plat of record in Plat Book 2900, Page 119, Register's Office for Davidson County, Tennessee and more particularly described as follows:
>
> Said Lot No. 155 fronts on the southerly side of Creekwood Drive and extends back 138.2 feet on the easterly line and 144.7 feet on the westerly line to a dead line measuring 90 feet thereon.
>
> Being the same property conveyed to Diane Stewart and husband, Ronald Stewart by Quitclaim Deed from Diane Davidson, dated August 10, 2007, recorded on September 4 2007 R 10:37 AM, appearing of record in Instrument #20070904-0105661, Register's Office for Davidson County, Tennessee.
>
> *The source of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.*

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for 2021 taxes which have been prorated and assumed by Grantees; (2) will forever warrant and defend the title unto

Grantee and to his heirs and assigns against all lawful claims, subject, however, to all matters as shown on plan of record in Plat Book 2900, Page 119, Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the day written first herein.

DIANE STEWART Grantor

RONALD STEWART Grantor

STATE OF TENNESSEE :
:
COUNTY OF MONTGOMERY :

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Diane Stewart and Ronald Stewart, the within named bargainors, 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 seal at office this the 28th day of May, 2021.

My Commission Expires:

MATTHEW J. ELLIS TENNESSEE NOTARY PUBLIC My Comm Exp. May 15, 2024 COUNTY OF MONTGOMERY

Notary Public

STATE OF TENNESSEE

WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $269,900.00 which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 28th day of May, 2021.

NOTARY PUBLIC

My Commission Expires:

6-25-21

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Nick Harris**, 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, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY