Karen Johnson Davidson County
Batch# 652381 DEEDWARR
06/09/2021 10:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,191.40
20210609-0077293

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2021.

Notary Public
MY COMMISSION EXPIRES: 6/1/24
File No. G21-12730

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susanne Setzer Cunningham and Jacob Scott Cunningham (NAME)	Legacy Home Loans (NAME)	025-08-0-067
120 Cinema Drive, Apt. 3120 (STREET ADDRESS)	4004 Hillsboro Pike, Suite 216 B (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jennifer Anne Patterson Graves, Joe Michael Patterson, James Rickey Patterson, and Anthony Todd Patterson, Devisees Under the Last Will and Testament of Mary Anne L. Patterson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susanne Setzer Cunningham and Jacob Scott Cunningham, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 107 on the Plan of Section One, Ranchwood Estates, of record in Plat Book 2900, Page 125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Mary Anne L. Patterson by Quitclaim Deed dated April 9, 2020, recorded May 13, 2020, in Instrument Number 20200513-0049735, in the Register's Office of Davidson County, Tennessee. See also previous Quitclaim Deed by Trustee dated April 9, 2020, in Instrument 20200507-0047403 and Quitclaim Deed dated August 28, 2017, in Instrument 20170906-0091459, Register's Office for said County. The said Mary Anne L. Patterson died July 22, 2020 leaving Jennifer Anne Patterson Graves, James Rickey Patterson, Joe Michael Patterson and Anthony Todd Patterson as Devisees Under her Last Will and Testament. See Order Probating Last Will and Testament for Muniment of Title Only in Docket No. 21P779, Seventh Circuit Court for Twentieth Judicial District State of Tennessee/Metropolitan Nashville - Davidson County, Probate Division.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, Page 125 (which voids, vacates, and supersedes plat of Rosehill Subdivision, Section One in Plat Book 2900, Page 64), Register's Office for Davidson County, Tennessee.
2. Sanitary Sewer Easement of record in Book 4362, Page 986, Register's Office for said County.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Joe Michael Patterson is signed by his duly appointed Attorney-in-fact Jennifer Anne Patterson Graves, pursuant to the Power of Attorney recorded in Instrument #_____202106090077292_____, said Register's Office.

This is improved property, known as 219 Shevel Drive, Goodlettsville, TN 37072.

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, and we do covenant with the 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, 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 GRANTEES, 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.

Witness my/our hand(s) this 3rd day of June, 2021.

The Estate of Mary Anne Patterson

By: Jennifer Anne Patterson Graves
Jennifer Anne Patterson Graves, Devisee

By: Joe Michael Patterson by Jennifer Anne Patterson Graves, AIF
Joe Michael Patterson, Devisee, by Jennifer Anne Patterson Graves, his Attorney-In-Fact

By: James Rickey Patterson
James Rickey Patterson, Devisee

By: Anthony Todd Patterson
Anthony Todd Patterson, Devisee

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jennifer Anne Patterson Graves, James Rickey Patterson, and Anthony Todd Patterson, Devisees of the Last Will and Testament of Marry Anne Patterson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Devisees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of June, 2021.

Notary Public

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

My Commission Expires:

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Jennifer Anne Patterson Graves, Attorney in fact for Joe Michael Patterson, Devisee under The Last Will and Testament of Mary Anne Patterson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of June, 2021.

Notary Public

TODD SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

My Commission Expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case
Notary's Signature

Seal (if on paper)

HEATHER L CASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My commission expires: 7/2/2024