Karen Johnson Davidson County
Batch# 657730 DEEDWARR
06/16/2021 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $993.82
20210616-0081259

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
MY Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,600.00

Michelle Patterson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14 DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Travis Patterson and Michelle Patterson	SEND TAX BILLS TO: new - owners at owners address	MAP-PARCEL NUMBERS
(NAME) 375 Nichols Lane	(NAME) 375 Nichols Ln	16206033700
(ADDRESS) Gallatin TN 37066	(ADDRESS) Gallatin TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Rashaun Davis and Tiphanie Davis** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Travis Patterson and Michelle Patterson**, husband and wife, 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. 21 on the Plan of Bess Estates, Section I of record in Book 4460, Page 154, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Rashaun Davis and Tiphanie Davis by Affidavit of Heirship in Instrument No. 20210512-0064096 and Instrument No. 20210512-0064095 in the Register's Office of Davidson County, TN. Being previously conveyed to Tyrone Davis, unmarried by Warranty deed from Donnie R. Golliher and wife, Teresa L. Golliher of record in Book 10705, page 68, Register's Office for Davidson County, Tennessee, dated November 26, 1997 and recorded on December 2, 1997. Tyrone Davis died intestate on February 21, 2020.

****Grantors warrant that this property has not been used as their primary residence.****

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 161 Delvin Drive Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 14th day of June, 2021.

Rashaun Davis

Tiphanie Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rashaun Davis and Tiphanie Davis** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2021.

Notary Public

My Commission Expires: 1-6-25



Certificate of Authenticity

I, Dawn Cheri Mason, 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 the law.

Dawn Cheri Mason
Signature



State of Tennessee
County of Davidson
Personally appeared before, ASHLEE D PAGE, a notary public
For the county and state, DAWN CHERI MASON who acknowledges that
This certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee Page
Notary Signature

My Commission Expires: 11/08/2022