Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this 30th day of June, 2021.

Notary Public
My commission expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Andrew Pate 102 Chrishall Ct Antioch, TN 37013	Same	162-03-0-163.00

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, **Chad Nevils and Mary Nevils,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Andrew 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, TN, Being Lot No. 269 on the plan of Antioch Park, section 5 of record in plat book 4460, page 58 Register's Office of Davidson County, Tennessee. To which plat reference is made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Chad W Nevils by Quitclaim Deed from Suzie Nevils dated January 28th, 2008 and filed for record in Instrument No. 20080204-0011440 Register's Office of 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 102 Chrishall Ct, Antioch, TN 37013

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# 669211 **DEEDWARR**
07/01/2021 10:31:11 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20210701-0089189

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 30th day of June, 2021.

Chad Nevils

Mary Nevils

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 **Chad Nevils and Mary Nevils,** 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 30th day of June, 2021.

Notary Public

My Commission expires: 6-23-25

FILE NO: 2021067128

JONATHON TRISTON JACOBS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD