Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12587-DJ

Karen Johnson Davidson County
Batch# 671142 DEEDWARR
07/06/2021 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210706-0090690

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public
My Commission Expires: 5-7-2024

BRIA SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth Sauvageot Patrick and David Wesley Patrick 519 Selsey Court South Hermitage, TN 37076	Highlands Residential Mortgage, Ltd. 101 Westpark Drive Suite 110 Brentwood, TN 37027	084-12-0-020

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Terry LeCroix and Sally LeCroix, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Elizabeth Sauvageot Patrick and David Wesley Patrick, 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. 8 on the Plan of Addition to Lincoya Hills of record in Plat Book 3106, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Terry LeCroix and Sally LeCroix, husband and wife and Jo Wintker, unmarried, as joint tenants with rights of survivorship by deed from First Tennessee Bank National Association, of record in Instrument No. 20110414-0028762, Register's Office for Davidson County, Tennessee, dated April 11, 2011 and recorded on April 14, 2011. Jo Wintker died March 26, 2021 leaving Terry LeCroix and Sally LeCroix as surviving tenants.

This is improved property located at: **2512 Lincoya Court, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2021.

GRANTOR:

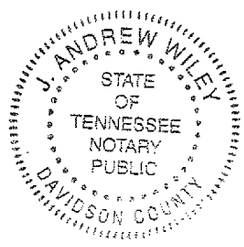
Sally LeCroix

Terry LeCroix

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sally LeCroix and Terry LeCroix, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of July, 2021.



Notary Public
My Commission expires: NOV 0 8 2021

Certificate of Authenticity

I, Chris Corriveau, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 1, 2021.

C.M. [illegible]
Affiant Signature

July 2nd 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2021.

Rachel Marie Collins
Notary's Signature

My Commission Expires: 3/6/2024

Notary's Seal

