THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21076102

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $300,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2021.

Notary Public
My Commission Expir

Karen Johnson Davidson County
Batch# 692761 DEEDWARR
08/09/2021 09:53:54 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00

20210809-0106695

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ronald Cleve Patrick and Harriet Ann Patrick 8617 Sawyer Brown Road Nashville TN 37221	New Owner PO Box 210243 Nashville, TN 37221	Tax Parcel ID No. 142 13 0C 050.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Cleve Patrick, individually and as the Executor of the Estate of Joyce Elizabeth Patrick, Mark Bramel Patrick, Karen Joyce Payne, and Michael Monroe Patrick** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Ronald Cleve Patrick and Harriet Ann Patrick, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8617 together with the carport designated No. 8617- C on the Plan of River Plantation, Section Ten, Phase II-E, of record in Plat Book 9700, Pages 367 and 368, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, a horizontal property regime established by Master Deed of record in Book 9394, page 598 and in annexation document in Book 10417, Page 348, said Register's Office.

Being the same property conveyed to Joyce E. Patrick by Warranty Deed from John D. Minton, Bobby Minton, and George Minton, Heirs at Law of Catherine P. Minton, of record in Instrument No. 20030519-0067669, Register's Office of Davidson County, Tennessee, dated April 29, 2003 and recorded on May 19, 2003.

Joyce E. Patrick having died December 29th, 2020 in Davidson County, Tennessee. See Last Will and Testament of Joyce Elizabeth Patrick in Probate Case No. 21P-1246 in the Seventh Circuit Court of Davidson County, Tennessee. Last Will and Testament of Joyce Elizabeth Patrick devised the property to her children, Michael Monroe Patrick, Mark Bramel Patrick, Karen Joyce Patrick, and Ronald Cleve Patrick. Ronald Cleve Patrick appointed Executor of the Estate of Joyce Elizabeth Patrick.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Ten, Phase I, as recorded in Plat Book 7900, Page(s) 745-746.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of River Plantation, Section Ten, Phase IIE, as recorded in Plat Book 9700, Page(s) 367-368.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7389, Page 924.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing River Plantation, Section Ten, Phase One Condominium of record

in Book 9394, Page 598, as amended by instrument(s) of record in Book 10417, Page 348, Instrument No. 20081203-0117317, and Instrument No. 20190927-0098720.

Easement for Transmission Line, recorded in Book 2277, Page 619 and confirmed by Judgment recorded in Book 3068, Page 619.
Letter regarding property classification of record in Book 5612, Page 29

This is improved property located at 8617 Sawyer Brown Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 6th day of August, 2021.

Mark Bramel Patrick

Michael Monroe Patrick

Karen Joyce Payne

Ronald Cleve Patrick

The Estate of Joyce Elizabeth Patrick

By: Ronald Cleve Patrick, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Mark Bramel Patrick, Karen Joyce Payne, Michael Monroe Patrick and Ronald Cleve Patrick**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of August, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ronald Cleve Patrick**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is **Executor of The Estate of Joyce Elizabeth Patrick**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of August 2021.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021