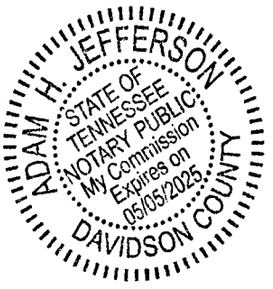
This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $320,000.00.

Johnathan T Patterson
Affiant

Subscribed and sworn before me this the 9 day of September, 2021.

Notary Public
My commission expires:

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Johnathan T. Patterson 2001 Chadwell Overlook Drive Madison, TN 37115	First Community Mortgage Inc 262 Robert Rose Dr., Ste 200 Murfreesboro TN 37129	051-02-0A 023.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KELI WELLS, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOHNATHAN T. PATTERSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 23 of Chadwell Retreat Townhomes, a planned unit development, together with common elements, as established by Master Deed Establishing the Chadwell Retreat Townhomes, of record in Instrument No. 20080702-0068253, as amended in Instrument No. 20080924-0097122, Instrument No. 20170515-0048041, Instrument No. 20180419-0036911, and Instrument No. 20190502-0040804, Register's Office for Davidson County, Tennessee, and being shown on plan attached as Exhibit A-2 to said Master Deed, as amended, to which plat reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Keli Wells, an unmarried woman, by deed dated 01/15/2016, from Chadwell Retreat, LLC, of record in Instrument No. 20160120-0005592, Register's Office for said County.

(Value or consideration shown in aforementioned deed $189,900.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2001 Chadwell Overlook Drive, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 717061 DEEDWARR
09/15/2021 12:02:36 PM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20210915-0123891

Witness my hand this the 9 day of September, 2021.

Keli Wells

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Keli Wells, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of September, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022