This instrument prepared by:
Midttown Title, LLC
1704 Charlotte Ave, Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 740594 DEEDWARR
10/21/2021 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,448.29
20211021-0141384

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this ~~transfer is $391,431.00~~.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2021.

Notary Public
My Commission Expires: 3/12/2024

LISA VIRDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Harold D. Patterson, Jr. Rachel M. Patterson 140 Clearlake Drive East Nashville, TN 37217	~~Same~~ Address of New owner	136 07 0 112.00

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, I/we, **Miranda L. Morrow, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Harold D. Patterson, Jr. and Rachel M. Patterson, husband and wife**, hereinafter called the Grantee(s), his/her/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. 179 on the Plan of Section Four Priest Lake Park, as of record in Book 4460, Pages 15, 16, and 17, Registers Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Miranda L. Morrow, an unmarried woman, by Warranty Deed from Christine Burger Jordan and Kevin Burger, Devisees of the Will of Barbara Patricia Burger, of record in Instrument No. 20130612-0059833, in the Register's Office of Davidson County, Tennessee, dated May 23, 2013 and recorded on June 12, 2013. Since Barbara Patricia Burger having died on June 02, 2012 and the Estate was admitted to Probate No. 12P-1219 of record in Probate Court of Davidson County, Tennessee.

This is improved property located at: **140 Clearlake Drive East, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 29th day of September, 2021.

GRANTOR:

Miranda L. Morrow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Miranda L. Morrow, 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202110210141384

Certificate of Authenticity

I, J. Andrew Lilley, 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 September 29,2021.

Affiant Signature

October 18, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 18th day of October, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY