WARRANTY DEED

Karen Johnson Davidson County
Batch# 753888 DEEDWARR
11/12/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,415.25
20211112-0150802

B-KW-21-1611B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00.

Michelle Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF OCTOBER, 2021.

Jill L. Swicegood
Notary Public

MY COMMISSION EXPIRES: 7/9/25

(AFFIX SEAL)

JILL L. SWICEGOOD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Madeleine Hope McLeod **John Brian McLeod and Erin Kathleen McLeod**	New Owner	
(NAME) **1611 B Stokes Lane**	(NAME)	**117-08-0D-002.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN S. PATTEN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MADELEINE HOPE MCLEOD, UNMARRIED AND JOHN BRIAN MCLEOD AND ERIN KATHLEEN MCLEOD, HUSBAND AND WIFE, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B, Stokes Retreat Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for Stokes Retreat Townhomes of record in Instrument No. 20100923-0075898, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Stokes Retreat Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20100923- 0075898, said Register's office, for a more complete identification and description of such Unit.

Being the same property conveyed to Kathryn S. Patten, unmarried by Warranty deed from Richard Floyd Poole, married of record in Instrument No. 20160830-0090675 Register's Office for Davidson County, Tennessee, dated August 24, 2016 and recorded on August 30, 2016. Kathryn S. Patten, having since married. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 15, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Stokes Retreat Townhomes, with By-Laws of Stokes Retreat Homeowners' Association, Inc., appended thereto, of record in Instrument Number 20100923-0075898, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of Stokes Retreat Townhomes as attached as Exhibit "C" to the aforementioned Declaration of Covenants, Conditions and Restrictions.
- Deed of conveyance for sanitary sewer of record in Book 5069, page 591, Register's Office for Davidson County, Tennessee.
- Dedication for a temporary construction easement, including ingress and egress rights of record in Instrument Number 20000802-0076558, Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1611 B Stokes Lane, Nashville, Tennessee 37215**.

ST1440799

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

Witness my/our hand(s) this the 29th DAY OF OCTOBER, 2021.

Kathryn S. Patten

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHRYN S. PATTEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of October, 2021.

Notary Public:
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or 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 10/29/2021.

Kimberly D Hicks
Affiant
Date: 11/8/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 8 day of November, 2021

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON