WARRANTY DEED

Karen Johnson Davidson County
Batch# 756321 **DEEDWARR**
11/16/2021 02:55:47 PM 2 pgs
Fees: $13.00 Taxes: $2,152.48

20211116-0152677

CHRISTY ALLEN HARVEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $581,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven M. Patterson	Evansville Teachers FCU	126140A01400CO
(NAME)	(NAME)	
8537 Beautiful Valley Drive	4401 Theater Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Evansville IN 47715	
(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 considerations, the receipt of which is hereby acknowledged, I **Darlene Joan Lewis, unmarried,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steven M. Patterson and Cassandra A. Patterson, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 14 on the Plan of the Final Plat Travis Trace Subdivision, Phase 1A, of record in Instrument Number 20141016-0095781, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Osia Delmer Lewis, III and Darlene Joan Lewis, husband and wife by Special Warranty Deed from The Jones Company of Tennessee, L.L.C., A Missouri Limited Liability Company, dated 04/04/2016 and recorded 04/05/2016, of record in Instrument 201604050032442, Register's Office for Davidson County, Tennessee.

Osia Delmer Lewis, III having since died on 05/31/2020, leaving Darlene Joan Lewis as the sole surviving tenant by the entirety.

This conveyance is subject to:
The Plan, with Owner's Certificate, of record in Inst. No. 20141016-0095781, said Register's Office, to which Plan reference is made for a complete description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 8537 Beautiful Valley Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 15 day of November 2021.

Darlene Joan Lewis

State of Arizona
County of Pima

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darlene Joan Lewis, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November 2021.

Notary Public:
My Commission Expires: Aug 24, 2025

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

RENE A. CELAYA
Notary Public - State of Arizona
PIMA COUNTY
Commission # 609424
Expires August 24, 2025