This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-15276-TC

PREPARED BY:
RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Karen Johnson Davidson County
Batch# 783132 DEEDWARR
01/03/2022 11:16:14 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20220103-0000374

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this the 30th day of December, 2021.

Notary Public
My Commission Expires: 12-08-24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Robert Colson Patton 5017 Ashley Drive Nashville, TN 37211	Renasant Bank 2001 Park Place North Suite 650 Birmingham, AL 35203	161-02-0-078.00

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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Susan M. Sommers, Executrix of Estate of Karen Louise Carter, deceased**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Robert Colson Patton, an unmarried man**, hereinafter called the Grantee, his 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. 47, on the Plan of McMurray Hills as of Record in Book 3700, Page 5, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Karen Louise Carter, by Warranty deed from Roberta Reigh Schiller, unmarried, and Zana S. Zeigler, unmarried, of record in Instrument No. 20020326-0036778, in the Register's Office of Davidson County, Tennessee, Dated March 12, 2002 and recorded on March 26, 2002. The said Karen Louise Carter having since died testate on June 3, 2021. Susan M. Sommers executes this instrument as the Executrix of the Estate of Karen Louise Carter, pursuant to the terms of the Last Will and Testament of Karen Carter. Said Last Will and Testament has been admitted to probate in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), being filed at Docket No. 21P-1323.

This is ☒ improved or ☐ unimproved property located at: **5017 Ashley Drive, Nashville, TN 37211**.

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 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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 30th day of December, 2021.

GRANTOR:

The Estate of Karen Louise Carter, deceased

By: Susan M Sommers Executrix
Susan M. Sommers, Executrix

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Susan M. Sommers, Executrix of the Estate of Karen Louise Carter, deceased, with whom I am personally acquainted, and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of December, 2021.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024