Karen Johnson Davidson County
Batch# 783511 DEEDWARR
01/04/2022 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20220104-0000897

PREPARED BY (AND RETURN TO):

Wilkins and Ivey Attorneys at Law

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 62192
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Macey Montavon Sean Lyons 5005 Wilkerson Drive Nashville, TN 37211	loandepot.com, LLC 4800 N. Scottsdale Rd. Suite 3800 Scottsdale, AZ 85251

TAX MAP PARCEL NUMBERS: 16103016300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$295,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Steven Miles Patterson, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Macey Montavon* and Sean Lyons**, unmarried man, as joint tenants with right of survivorship hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:** *unmarried woman

Land in Davidson County, Tennessee, being Lot No. 2A on the Plan of Wilkerson Heights, Zone Lot Division of Lot 2 of the Resubdivision of Lot 21, of record in Book 6050, page 217, amended in Book 6900, page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven Miles Patterson, a single man, by Warranty Deed from Robert J. Garrison and wife, Megan A. Garrison, dated October 28, 2016 and recorded on October 31, 2016, of record in Inst. No. 20161031-0114842, Register's Office for Davidson County, Tennessee.

Cassandra Patterson, spouse of Steven Miles Patterson, joins in the execution of this instrument soley to convey any and all material interest she may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6050, page 217, amended in Book 6900, page 139, said Register's Office, which Plan shows minimum building setback lines and easements to which plan reference is hereby made for a more complete description; Restrictions and notes shown on the plan of record in Book 6900, page 139.

This is improved property, known as 5005 Wilkerson Drive, Nashville, TN 37211

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 6th day of December, 2021.

Steven Miles Patterson

Cassandra Patterson

State of Tennessee

County of Davidson

On this 6th day of December, 2021, before me the undersigned authority, personally appeared Steven Miles Patterson and Cassandra Patterson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $295,000.00.

Affiant

Sworn and subscribed before me this 6th day of December, 2021.

Notary

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 2/19/2024

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or 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 December 6, 2021.

J. Carlton Drumwright

December 6, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 6, 2021.

Notary

My Commission Expires: 12/18/22

