Karen Johnson Davidson County
Batch# 788710 DEEDWARR
01/12/2022 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20220112-0004364

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Daniel Griffin & Sarah Ruth Patteson
4825 Cascade Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Home Point Financial Corp.
2211 Old Earhart Rd. #250
Ann Arbor MI 48105

MAP/PARCEL 064-08-0-011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Hutchison, an unmarried man, and Kelsee Colvin, an unmarried woman, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Daniel Griffin Patteson and Sarah Ruth ~~Esdmond~~ Esmond, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 333 on the Plan of Sherwood Forest, Section Four, of record in Plat Book 4460, Pages 182 and 183, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kyle Hutchison, an unmarried man and Kelsee Colvin, an unmarried woman by Warranty deed from Kenzie Dye, an unmarried woman of record in Instrument No. 20171005-0102152 and as corrected in Scrivener' s Affidavit of record in Instrument No. 20180108-0002495 Register's Office for Davidson County, Tennessee, dated September 29, 2017, and recorded on October 05, 2017.

This is improved property known as: **4825 Cascade Drive, Old Hickory, Tennessee 37138.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their 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.

Possession to be given 4th day of January, 2022.

Possession to be given 4th day of January, 2022.

WITNESS MY HAND on this the 4th day of January, 2022.

Kyle Hutchison

Kelsee Colvin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kyle Hutchison and Kelsee Colvin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of January, 2022.

NOTARY PUBLIC

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

My Commission Expires: 3-2-25

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of January, 2022.

NOTARY PUBLIC

My Commission Expires: 9/20/2025

CHERYL D BOLANDER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No: 210877

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 January 4, 2022.

J. Carlton Drumwright

January 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 4, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY