THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 211138560

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,937,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of January, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Karen Johnson Davidson County
Batch# 792229 DEEDWARR
01/18/2022 12:02:26 PM 2 pgs
Fees: $13.00 Taxes: $7,168.75

20220118-0006756

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Edward Grant Harrell and Francesca Michels Harrell 3616 Hoods Hill Road Nashville TN 37215	New Owner	Tax Parcel ID No. 117 10 0 064.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thompson B. Patterson Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Edward Grant Harrell and Francesca Michels Harrell, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 9 of Block "B" and a 5-foot strip immediately South of same on the Plan of Woodmont, Property of G. A. Puryear, as of record in Book 843, Page 62, Register's Office for said County.

Said Lot No. 9 and 5-foot strip front together 160 feet on the Easterly side of Hood's Hill Road and run back between parallel lines 225 feet to a dead line.

Being the same property conveyed to Thompson B. Patterson, Jr. by Warranty Deed from Laddie Z. Hillis and wife, Suzanne E. Hillis of record in Book 10261, Page 843, in the Register's Office of Davidson County, Tennessee, dated November 15, 1996 and recorded on November 18, 1996. Emily F. Patterson joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont, Property of G. A. Puryear, as recorded in Plat Book 843, Page(s) 62.

This is improved property located at 3616 Hoods Hill Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of January, 2022.

Thompson B. Patterson Jr.

Emily F. Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thompson B. Patterson Jr. and Emily F. Patterson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022