5239

Karen Johnson Davidson County
Batch# 796770 DEEDWARRSP
01/28/2022 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220128-0010601

SPECIAL WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $450,000.00.

Subscribed and sworn to before me, this the 18 day of January, 2022.

Notary Public

My Commission Expires: _____

THIS INSTRUMENT PREPARED BY
Spencer Fane, LLP, 511 Union Street, Suite 1000, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gerald Webber 959 Caldwell Lane Nashville, TN 37204	105-14-0-130.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Andrew Patton, Trustee under Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Aurobindo Nai, married, Glenn P. Shorey and Jennifer L. Finger, husband and wife and Gerald Webber, married** (herein referred to as "Grantee"), his/her/their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Block 18 on the Plan of Yarbrough Subdivision of Woodland, of record in Plat Book 161, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to FREDINA PATTON SHOULDERS, AN UNMARRIED WOMAN, by deed from HOPE, INC., A TENNESSEE CORPORATION, of record in Book 4606, page 494, dated May 30, 1972, said Register's Office.

FREDINA PATTON SHOULDERS died on or about June 10, 2005, leaving ERNEST RIP PATTON as her only heir-at-law. For further reference see Affidavit of Heirship of record in Instrument No. 20210818-0111942, said Register's Office. ERNEST RIP PATTON has conveyed said property to MICHAEL ANDREW PATTON, TRUSTEE UNDER ERNEST RIP PATTON IRREVOCABLE TRUST AGREEMENT DATED AUGUST 18, 2021, by quitclaim deed of record in Instrument No. 20210819-0112084, dated August 18, 2021, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his/her/their heirs and representative/its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he/she/it is/are lawfully seized and possessed of said property, that he/she/it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2020 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and representative/its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 18th day of January, 2022.

GRANTOR:

Michael Andrew Patton, Trustee under Ernest Rip Patton Irrevocable Trust Agreement
dated August 18, 2021

NSH 2390298.1

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael Andrew Patton, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Trustee under Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021 and that he executed the foregoing instrument for the purposes therein contained by signing his name as Trustee under Ernest Rip Patton Irrevocable Trust Agreement dated August 18, 2021.

WITNESS my hand and seal at office this 18th day of January, 2022.

Kimberley J. Raymond
NOTARY PUBLIC

My Commission Expires: 5-5-25

KIMBERLEY J. RAYMOND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 this the 18 day of January, 2022

Ernest D. Bennett, III 1/18/2022
Ernest D. Bennett, III, Affiant

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 18 day of January, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023