Karen Johnson Davidson County
Batch# 807920 DEEDWARR
02/17/2022 02:50:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220217-0018726

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
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Nashville, Tennessee 37205
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E-mail: *cwivey@wilkinsandivey.com*
W & I Ref: (61843)
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Virginia Wylly Patton 220 Woodmont Circle Nashville, TN 37205	Virginia Wylly Patton 220 Woodmont Circle Nashville, TN 37205

TAX MAP-PARCEL NUMBERS: 11608003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good or valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Braxton Lee Patton, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Virginia Wylly Patton,** 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:**

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Re-Subdivision of Lots 29-34, inclusive, and Lots 49-54, inclusive, in the Kenner Manor Land Company Second Subdivision, of record in Book 547, page 134, in the Register's Office for Davidson County, Tennessee, and that part of the 10 foot strip lying immediately in the rear of said Lot No. 8 and described according to a survey made by Parrish Engineers, Inc., dated August 4, 1966, as follows:

Said Lot No. 8 and that part of said strip fronts 75 feet on the north side of Woodmont Circle, formerly Kenner Avenue, and extends back 345 (355 feet according to Plat) feet on the west line and 355 feet on the east line along the west margin of a 10 foot Reserves Strip to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Braxton Lee Patton and Virginia Patton, husband and wife, by Quitclaim Deed from James Gooch, Trustee of the VLP Trust Nominee Trust Agreement, dated October 19, 2016 and recorded on November 3, 2016 in Inst. No. 20161103-0116627, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2021 and subsequent years; All matters shown on the Plan of record in Book 547, page 134, Register's Office for Davidson County, Tennessee.

Description Reference: This description is the same as that used in Grantor's vesting deed.

This is improved property, known as: 220 Woodmont Circle, Nashville, TN 37205

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 on May 25, 2021.

Braxton Lee Patton

State of Tennessee
County of Davidson

On May 25, 2021, before me the undersigned authority, personally appeared **Braxton Lee Patton**, 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 Public

My Commission Expires: 3·3·25

ELIZABETH A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

State of Tennessee
County of Davidson

AFFIDAVIT

This conveyance is executed pursuant to a property settlement in the dissolution of a marriage and is exempt from the transfer tax pursuant to *Tennessee Code Annotated*, Sec. 67-4-409(a)(3)(E).

Affiant

Sworn and subscribed before me on May 25 2021.

Notary Public

My Commission Expires: 3·3·25

ELIZABETH A. PRYCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

WIdoc: Deed Divrse Sttlmt QDoc

Certificate of Authenticity

I, Stephanie McCarty, 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 May 25, 2021.

Date

Stephanie McCarty

Affiant Signature

2/7/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of February, 2022

Bayleigh Preston

Notary's Signature

BAYLEIGH PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

My Commission Expires: October 2, 2023

Date

Notary's Seal (if on paper)