Karen Johnson Davidson County
Batch# 812656 DEEDWARR
02/28/2022 03:41:30 PM 6 pgs
Fees: $33.00 Taxes: $1,370.85
20220228-0022667

Prepared by and return to:
Summit Title & Escrow, LLC 71
10 Crossroads Blvd. Ste. 300
Brentwood, TN 37027
615-252-5965
File No: TN-22-4070

WARRANTY DEED

Effective as of **10th day of February, 2022**, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **Timothy J. Patts, an unmarried man, and Countrywood Holdings LLC, an Ohio Limited Liability Company,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Music City Financial LLC** hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 82 on the Plan of Phase I, Valley View Terrace, of record in Book 5200, Page 77, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy J. Patts, an unmarried man, and Countrywood Holdings LLC, an Ohio Limited Liability Company, by Quitclaim Deed from Timothy J. Patts, an unmarried man, of recorded on _____ in Instrument No. 202202280022666, Register's Office for Davidson County.

This property is unencumbered except for all applicable restrictions, easements, visible easements, matters appearing on the plan(s) of record; and all matters referenced in the master deed and by-laws in additional to applicable government and zoning regulations, all of record in the Register's Office of Davidson **County**, Tennessee; and **2022 Davidson County**, and **2022 City of Nashville**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the Grantor's hand on this 8 day of February 2022

GRANTOR:

Countrywood Holdings LLC

Timothy J. Patts

By: _____
Mark Velligan, Manager

STATE OF MA
COUNTY OF Middlesex

On this 8 day of Febary, 2022, before me personally appeared Timothy J Patts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8 day of febuary, 2022.

Notary Signature
My commission expires:

DAVID ESCOBAR
Notary Public
Massachusetts
My Commission Expires
Mar 6, 2026

STATE OF _____
COUNTY OF _____

On this _____ day of _____, 2022, before me personally appeared Mark Velligan, Manager of Countrywood Holdings LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2022.

_____
Notary Signature
My commission expires:

WITNESS the Grantor's hand on this 7 day of February 2022

GRANTOR:

Countrywood Holdings LLC

By: _____
Mark Velligan, Manager

_____
Timothy J. Patts

STATE OF_____
COUNTY OF _____

On this _____ day of _____, 2022, before me personally appeared Timothy J Patts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2022.

_____
Notary Signature
My commission expires:

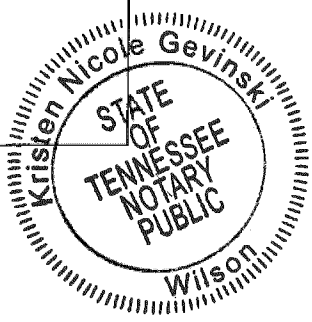
STATE OF_____
COUNTY OF _____

On this _____ day of _____, 2022, before me personally appeared Mark Velligan, Manager of Countrywood Holdings LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of _____, 2022. See Attached Acknowledgment

_____
Notary Signature
My commission expires:

New Owner Name and Address to/ Mail tax bills to: Music City Financial LLC 828 Royal Parkway Suite 204 Nashville, TN 37214 **Property Address:** 412 Cathy Jo Circle Nashville, TN 37211 Parcel I.D. Numbers: 133 08 0 168.00	I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is **$370,500.00** Katelynn Vj AFFIANT Subscribed and sworn to before me this 10TH day of February , 2022 Kristen Gevinski NOTARY PUBLIC Commission expires: 10/26/25



CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ORANGE

On FEB before me, ALEX STANFORD, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared MARK VELLIGAN
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ALEX STANFORD
Notary Public - California
Orange County
Commission # 2384076
My Comm. Expires Nov 21, 2025

Place Notary Seal and/or Stamp Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

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Tennessee Certification of Electronic Document

I, Lauren A. Fisher, 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 February 10, 2022 (date of document).

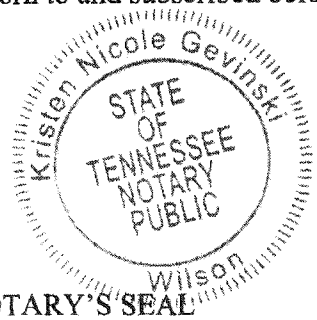
Lauren A. Fisher
Affiant Signature

2/16/2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 16TH day of FEBRUARY, 2022.



Kristen Gevinski
Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/26/25