Karen Johnson Davidson County
Batch# 835600 DEEDWARR
04/06/2022 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20220406-0039849

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Mary Caroline Van Patten
1900 Richard Jones Road
Nashville, TN 37215
SEND TAX BILLS TO:
SeaTrust Mortgage Company
1001 Military Cutoff Road, #350
Wilmington, NC 28405

WARRANTY DEED

(Map 117-15-0A; Parcel 079.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **MARY M. VAN PATTEN AND PAUL G. VAN PATTEN, WIFE AND HUSBAND**, hereinafter referred to as "Grantors ", have bargained and sold and do hereby transfer and convey unto **MARY CAROLINE VAN PATTEN, A SINGLE WOMAN,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Parcel No. 79, being Unit No. B-211, in the Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Book 5200, Page 64; See also Master Deed of record in Book 5304, Page 702; Book 7841, Page 557; Book 11362, Page 463, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Mary M. Van Patten and husband, Paul G. Van Patten, by Warranty Deed dated June 30, 2020, from Deborah Higgins Quigley, an unmarried woman, recorded July 2, 2020, in Instrument No. 20200702-0071736; Corrected by Scrivener's Affidavit of record in Instrument No. 20200820-0094065, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1900 Richard Jones Road, B211, Nashville, TN 37215.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 30th day of March, 2022.

MARY M. VAN PATTEN

PAUL G. VAN PATTEN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary M. Van Patten and Paul G. Van Patten, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of March, 2022.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of March, 2022.

Notary Public

My commission Expires: 8-19-23

MARY FUGITT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. GTS1-2022-155

True Copy Certification

I, Kaylie Joiner, 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 the 30th day of March, 2022.

Affiant Signature

3/30/22

Date

State of Tennessee)

County of Rutherford)

Sworn to and subscribed before me this 30 day of March, 2022.

Notary's Signature

My Commission Expires: 8-19-23

Notary' Seal (if on paper)

