Karen Johnson Davidson County
Batch# 843432 DEEDWARR
04/21/2022 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $810.30
20220421-0046155

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $219,000.00

Deborah Patterson
Affiant

Subscribed and sworn to before me, this 7th day of Apr. 1, 2022.

Notary Public
My commission expires: 9/21/2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 4805 Eatons Creek Rd Trust	**New Owner**	**04800004000 & 04800011200**
PO BOX 695	**Same**	
Madison, TN 37116		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Deborah Patterson, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 4805 Eatons Creek Rd Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING at a point on the west right of way of Eatons Creek Road said point lies 25' west of centerline also being the northwest corner of the Rutherford Family, LLC. Property as recorded in Instrument No. 20130301-0020552 and being further located lying S 65° 12' 46" W, 25.00' from a set Mag Nail and Shiner in the centerline of Eatons Creek Road, Thence, leaving said right of way and with the line of said Rutherford Family LLC. South 65°12' 46" West, a distance of 184.07' to an iron pin found stamped "Byrd" . Thence, with the lines of the Kevin Worley property as recorded in Instrument No. 20200616-0061607 the following (3) calls: South 65° 12' 46" West, a distance of 71.79' to a capped iron pin found #213. Thence, North 12° 47' 09" West, a distance of 310.00' to a capped iron pin found #213. Thence, North 66° 46' 33" East, a distance of 250.61' to an iron pin set on the west right of way of Eatons Creek Road said pin lies 25' west of centerline. Thence, with said right of way the following (2) calls: South 14° 56' 24" East, a distance of 61.18'. Thence, South 13° 08' 37" East, a distance of 241.07' to the POINT OF BEGINNING; said described tract containing 1.75 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, RLS #1979 on 03-11-2022.

Unless stated otherwise, any monument referred to herein as an iron pin set is a 5/8" rebar 18" in length with plastic cap stamped "KCROWE#1979." All bearings and coordinates are based on geodetic north by G.P.S observations, dated 03-11-2022.

Being the same property conveyed to Deborah G. Purcell and husband, Larry W. Purcell by Warranty Deed from Jack C. Oden and wife, Aline F. Oden, of record in Book 7830, Page 180, Register's Office of Davidson County, Tennessee, dated April 28, 1989 and recorded May 2, 1989. Further being conveyed to Deborah G. Purcell by Dissolution of Marriage action in Decree of record in Book 9592, Page 750, Register's Office of Davidson County, Tennessee, dated January 23, 1995 and recorded February 10, 1995.

Also being the same property conveyed to Deborah G. Patterson (formerly Deborah G. Purcell) by Quitclaim Deed from James E. Brown dated May 8, 2009, of record in Instrument No. 20090515-0044965, Register's Office for Davidson County, Tennessee.

Oath is hereby made that Deborah G. Patterson and Deborah G. Purcell are one and the same individual.

Terrell Patterson hereby signs to convey any interest he may have, marital or otherwise as the husband of Deborah Patterson.

Survey drawing attached hereto as Exhibit A.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 4805 Eatons Creek Rd, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

_____ Date: 4-7-22
Deborah Patterson

_____ Date: 4-7-22
Terrell Patterson

STATE OF TN
COUNTY OF Chetham

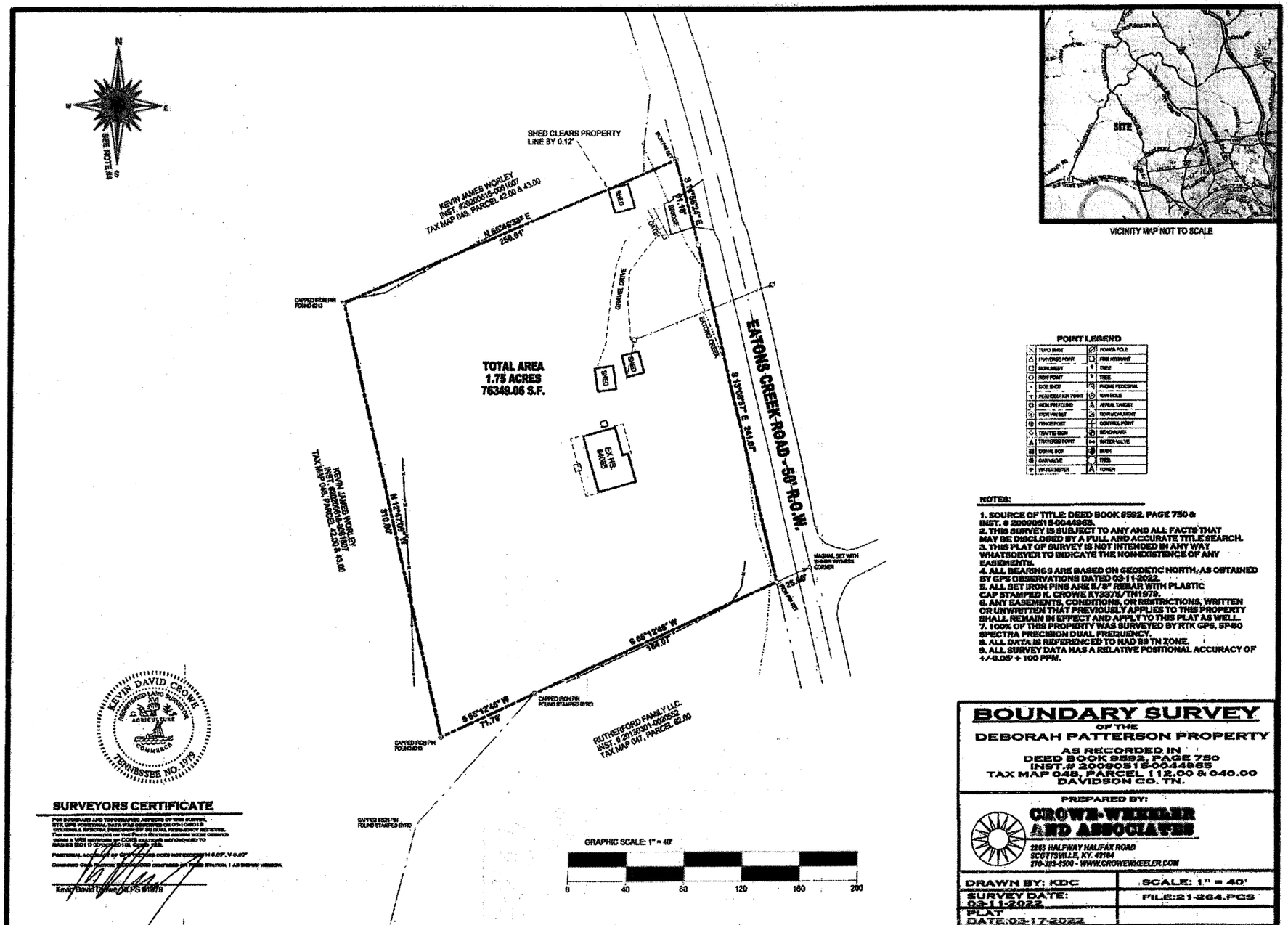
Personally appeared before me, a Notary Public of said County and State, Deborah Patterson and Terrell Patterson, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2022.

WILLIAM BURTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
NOTARY PUBLIC

My Commission Expires: 9/21/2024



VICINITY MAP NOT TO SCALE

POINT LEGEND

	TOPO SHOT		POWER POLE
	TRAVERSE POINT		FIRE HYDRANT
	IRON SHOT		TREE
	IRON POINT		TREE
	SIDE SHOT		PHONE PEDESTAL
	INTERSECTION POINT		MANHOLE
	IRON PIN FOUND		AERIAL TARGET
	IRON PIN SET		MONUMENT
	FENCE POST		CONTROL POINT
	TRAFFIC SIGN		BENCHMARK
	TRAVERSE POINT		WATER VALVE
	MAIL BOX		BUSH
	GAS VALVE		TREE
	GAS METER		TOWER

NOTES:

1. SOURCE OF TITLE: DEED BOOK 8592, PAGE 750 & INST. # 20090515-0044965.
2. THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
3. THIS PLAT OF SURVEY IS NOT INTENDED IN ANY WAY WHATSOEVER TO INDICATE THE NON-EXISTENCE OF ANY EASEMENTS.
4. ALL BEARINGS ARE BASED ON GEODETIC NORTH, AS OBTAINED BY GPS OBSERVATIONS DATED 03-11-2022.
5. ALL SET IRON PINS ARE 5/8" REBAR WITH PLASTIC CAP STAMPED K. CROWE KY3378/TN1979.
6. ANY EASEMENTS, CONDITIONS, OR RESTRICTIONS, WRITTEN OR UNWRITTEN THAT PREVIOUSLY APPLIES TO THIS PROPERTY SHALL REMAIN IN EFFECT AND APPLY TO THIS PLAT AS WELL.
7. 100% OF THIS PROPERTY WAS SURVEYED BY RTK GPS, SP-80 SPECTRA PRECISION DUAL FREQUENCY.
8. ALL DATA IS REFERENCED TO NAD 83 TN ZONE.
9. ALL SURVEY DATA HAS A RELATIVE POSITIONAL ACCURACY OF +/-0.05' + 100 PPM.

KEVIN DAVID CROWE
REGISTERED LAND SURVEYOR
2378
AGRICULTURE
COMMERCE
TENNESSEE NO. 1979

SURVEYORS CERTIFICATE

FOR BOUNDARY AND TOPOGRAPHIC ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON 03-11-2022 BY KEVIN D. CROWE, A SPECIAL PROCESSING BY SO DUAL FREQUENCY RECEIVER. THE WAS COMMENCED ON THE FIXED SYSTEMS ARBOR WERE OBSERVED USING A VRS NETWORK AT CORS STATIONS REFERENCED TO NAD 83 (2011) (EPOCH 2010.00) U.S. SURVEY FEET.

POSITIONAL ACCURACY OF GPS OBSERVATIONS DOES NOT EXCEED H 0.07', V 0.07'

Coordinate Data Obtained By GPS Observations Obtained At Fixed Station. I Am Shown Hereon.

Kevin David Crowe, PLS #1979

BOUNDARY SURVEY

OF THE

DEBORAH PATTERSON PROPERTY

AS RECORDED IN
DEED BOOK 8592, PAGE 750
INST.# 20090515-0044965
TAX MAP 048, PARCEL 112.00 & 040.00
DAVIDSON CO. TN.

PREPARED BY:

CROWE-WHEELER AND ASSOCIATES
2955 HALFWAY HALIFAX ROAD
SCOTTSVILLE, KY. 42164
270-383-8500 - WWW.CROWEWHEELER.COM

DRAWN BY: KDC	SCALE: 1" = 40'
SURVEY DATE: 03-11-2022	FILE:21-264.PCS
PLAT DATE:03-17-2022	

20220421004615S

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 4/7/2022 (date of document).

Jennifer Russell
Affiant Signature

4/8/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8th day of April 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

