Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

D

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2018

Karen Johnson Davidson County
Batch# 851482 DEEDWARR
05/05/2022 03:35:50 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20220505-0052233

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of May, 2022

Notary Public

Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jason Brian Page Sonya Rosa Page 1783 Stonewater Drive Hermitage, TN 37076	New Owner	097-02-0A-468.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sean Patterson and Katie M. Patterson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Brian Page and Sonya Rosa Page, a married couple

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:

Land in Davidson County, Tennessee, being Lot No. 468 on the Plan of Final Plat of Villages of Riverwood, Section One, Phase 6A of record in Instrument No. 20150804-0077139, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffery Allen Tinker, a single man by Warranty Deed from Beazer Homes Corp., a Tennessee corporation of record in Instrument No. 20151203-0122116 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 3, 2015.

Being the same property conveyed to Sean Patterson and Katie M. Patterson, husband and wife by Warranty Deed from Jeffery Allen Tinker, a single man of record in Instrument No. 20200109-0003197 Register's Office for Davidson County, Tennessee, dated September 11, 2019 and recorded on January 9, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1783 Stonewater Drive, Hermitage, TN 37076

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 so 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 is 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.

Dated this the 3rd day of May, 2022.

Sean Patterson

Katie M. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2022, before me personally appeared Sean Patterson and Katie M. Patterson, 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 3rd day of May, 2022.

Notary Signature
My commission expires: 1-6-25

