THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-10062-PL	STATE OF TENNESSEE COUNTY OF Rutherford THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2022. Notary Public MY COMMISSION EXPIRES: February 20, 2023 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 857474 DEEDWARR
05/18/2022 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20220518-0057197

WARRANTY DEED

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Jon Morrison and Lauren Morrison and Raul Briones and Terri Briones	NEW OWNER	
401 Patina Cir		
Nashville, TN 37209		091140B00100
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James Austin Townsend and wife, Kelsie Bottiggi Townsend,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon Morrison and Lauren Morrison, husband and wife, and Raul Briones and Terri Briones, husband and wife,**

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(s) 1, as shown on the map entitled Final Subdivision Plat, First Revision, Patina, a Traditional Neighborhood Development, of record as Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN INSTRUMENT NO. 20140707-0059658, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being the same property conveyed to KELSIE E. BOTTIGGI, UNMARRIED, by deed from CARRIE SMITH, AN UNMARRIED WOMAN, of record in Instrument No. 20180516-0046656, dated May 15, 2018, said Register's Office. Being further conveyed to JAMES AUSTIN TOWNSEND AND WIFE, KELSIE BOTTIGGI TOWNSEND, by quitclaim deed from KELSIE E. BOTTIGGI, of record in Instrument No. 20210618-0082286, dated June 10, 2021, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantees; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **401 Patina Cir, Nashville, TN 37209**

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 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.

Witness our hands this the 10th day of May, 2022.

JAMES AUSTIN TOWNSEND BY LOUIS L. BOTTIGGI, HIS ATTORNEY IN FACT

James Austin Townsend By Louis Bottiggi, his Attorney in Fact, of record in Instrument No. 202205180057196, RODC, TN.

KELSIE BOTTIGGI TOWNSEND BY LOUIS L BOTTIGGI, HER ATTORNEY IN FACT

Kelsie Bottiggi Townsend By Louis Bottiggi, her Attorney in Fact, of record in Instrument No. 202205180057195, RODC, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Louis Bottiggi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **James Austin Townsend and Kelsie Bottiggi Townsend**, as their Attorney in Fact, as the free act and deed of the within named **James Austin Townsend and Kelsie Bottiggi Townsend**.

Witness my hand and official seal this the 10th day of May, 2022.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 10, 2022.

Affiant Signature

May 11, 2022
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 11th day of May, 2022.

Notary Public

(SEAL)

My Commission Expires: 2-24-26

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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