THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 869300 DEEDWARR
06/10/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220610-0066010

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Douglas Tyler Pate and Katherine Pate 697 Harding Place Nashville, TN 37211	NEW OWNER	146-04-0-123.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Luke T. Searcy unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Douglas Tyler Pate and Katherine Pate, a married couple**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 502** on the Plan of Caldwell Hall, Section IX, as of record in Book 3300, Page 25, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

INCLUDED in the above described property, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville and Davidson County by Warranty Deed recorded 5/2/13 in Instrument No. 20130502-0044229, in the Register's Office of Davidson County, Tennessee, and being more particularly described therein.

Being the same property conveyed to Luke T. Searcy by Warranty Deed from Patricia Medley Pride, married of record in 20150122-0006235, dated January 20, 2015 and recorded on January 22, 2015, Register's Office for said County.

This is property commonly known as 697 Harding Place, Nashville, TN 37211
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 my hand, this 31st **day of May, 2022:**

Luke T. Searcy

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 **Luke T. Searcy,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 31 day of May, 2022:

Notary Public

My Commission Expires: _____

AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$520,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31 DAY OF May, 2022.

Notary Public

My Commission Expires: _____

AARON FORTNER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY EXPIRES MAY 9, 2026

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Fortner, 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 5/31/2022 (date of document).

Date: 6/2/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 2nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4.13.22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY