Karen Johnson Davidson County
Batch# 871393 DEEDWARR
06/14/2022 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20220614-0067649

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $545,000.00

Kathryn Winn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2022.

Sarah Ames
Notary Public

MY COMMISSION EXPIRES: 9/2/24
(AFFIX SEAL)

SARAH AMES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road, Suite 178
Nashville, TN 37215

03-NSH22-04302

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristen Reed Gallimore and John Thomas Reed **108 Claytie South** Nashville, TN 37221	Kristen Reed Gallimore and John Thomas Reed **7713 River Fork Drive** Nashville, TN 37221	141-15-0D-077.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kyle Lee Patterson, an unmarried man, and Jennifer Lynn Patterson, an unmarried woman** , hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristen Reed Gallimore, an unmarried woman and John Thomas Reed, a married man,** hereinafter called the Grantees, their successors 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. 77 on the Plan of Final P.U.D. Plan, "Sheffield" on the Harpeth, Phase II of record in Book 6900, Page (s) 410 and 411, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jennifer Patterson and Kyle Patterson, wife and husband and Barbara K. Speers, as joint tenants with rights of survivorship by Warranty Deed from Marilyn May Boniol, a single woman of record in Instrument No. 20170623-0063297 Register's Office for Davidson County, Tennessee, dated June 16, 2017 and recorded on June 23, 2017. (Value of consideration shown in aforementioned deed $240,000.00.)

Being the same property conveyed to Kyle Lee Patterson (aka Kyle Patterson) and Jennifer Lynn Patterson (aka Jennifer Patterson), husband and wife by Quitclaim Deed from Barbara K. Speers of record in Instrument No. 20210323-0038394 Register's Office for Davidson County, Tennessee, dated March 17, 2021 and recorded on March 23, 2021. (Value of consideration shown in aforementioned deed $0.00.)

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **108 Claytie South, Nashville, TN 37221**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 7th day of June, 2022

Kyle Lee Patterson

Jennifer Lynn Patterson

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 Kyle Lee Patterson and Jennifer Lynn Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal a Brentwood, Tennessee, this 7th day of June, 2022.

Notary Public

My Commission Expires: 04.14.25

FAITH L. LOWE
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 June 7, 2022.

Signature
Date: June 7, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 7th day of June, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD