When recorded, return to:
Bell Law Settlement Services
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 873422 DEEDWARR
06/17/2022 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20220617-0069460

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17129-KS

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $455,000.00.

Affiant

Subscribed and sworn to before me this 14th day of June, 2022.

SAMANTHA KING
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 9, 2023

Notary Public
My Commission Expires: 1-3-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Jemma Valatiadis and Michael Richard Hambly 212 Deer Pointe #422 Nashville, TN 37209	Lauren Jemma Valatiadis and Michael Richard Hambly 212 Deer Pointe #422 Nashville, TN 37209	114 14 0A 065.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

Jordan Patterson and Lindsey L. Patterson, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Lauren Jemma Valatiadis and Michael Richard Hambly, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 65, on the Plan of Section 1, Woodland Forest - Planned Unit Development, of record in Plat Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description. Subject to all matters as shown on plan of Section 1, Woodland Forest - Planned Unit Development, of record in Plat Book 6900, Pages 534-536, Register's Office for Davidson County, Tennessee. Subject to all matters as shown on Boundary Plat of record in Book 6900, Page 443, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 7207, Page 851, Book 7439, Page 487, Book 7596, Page 684, Book 7596, Page 692, and Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee. By-Laws of record in Instrument Nos. 20040503-0049797 and 20050916-0111744, Register's Office for Davidson County, Tennessee. Deed to Woodland Forest HOA of record in

Instrument No. 20050415-0042083, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lindsey L. Patterson, a married woman, by Quitclaim Deed from Lindsey L. Patterson FKA Lindsey L. Keller, of record in Instrument No. 20160913-0096210, in the Register's Office of Davidson County, Tennessee, dated August 26, 2016 and recorded on September 13, 2016.

Being the same property conveyed to Lindsey L. Keller, an unmarried woman, by Warranty Deed from David Sanford and wife, Jessica Sanford, of record in Instrument No. 20150120-0005088, in the Register's Office of Davidson County, Tennessee, dated January 16, 2015 and recorded on January 20, 2015.

This is improved property located at: **212 Deer Pointe #422, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of June, 2022.

GRANTOR:

Jordan Patterson

Lindsey L. Patterson

STATE OF INDIANA
COUNTY OF Allen

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jordan Patterson and Lindsey L. Patterson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of June, 2022.

Notary Public
My Commission expires: 7/30/2023

NOTARY PUBLIC SEAL INDIANA

ANGELA C. HELMKAMP, Notary Public
Whitley County, State of Indiana
Commission Number 670981
My Commission Expires July 30, 2023

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 6.10.2022 (date of document).

Affiant Signature

6.10.2022

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 10th day of JUNE, 2022.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25