Karen Johnson Davidson County
Batch# 874796 DEEDWARR
06/21/2022 11:19:56 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20220621-0070291

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2022.

M. Catherine Chalmers
Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Bo Patton V and Jane Evans Patton	James H. Bo Patton V and Jane Evans Patton	131060D52000CO
(NAME)	(NAME)	
520 Belair Way	520 Belair Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kathleen S. Elder, Trustee of The Kathleen S. Elder Revocable Living Trust, dated September 21, 2016,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **James H. Bo Patton V and Jane Evans Patton, 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 Unit No. 520 (formerly known as Unit 81) of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 6690, Page 70, as amended by Amendments of record in Book 6739, Page 701 and in Book 6824, Page 298 and in Instrument No. 20010627-0068123, Instrument No. 20050708-0079325, Instrument No. 20160113-0003443, and Instrument No. 20160526-0053151, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the Plat of Burton Hills Townhomes, Village of Belair, Phase I, a condominium, set forth in Exhibit "B" of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Kathleen Elder by deed dated September 2, 1997 from Charles Michael Stanglin, an unmarried person of record in Book 10598, Page 637, Register's Office for Davidson County, Tennessee. Thereafter said property was conveyed to Kathleen Elder, Trustee of The Kathleen S. Elder Revocable Living Trust dated September 1, 2016 of record in Instrument No. 20161005-0104999, Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit of record in Instrument No. 20170202-0011167, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 520 Belair Way, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

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 my/our hands this 15 day of June, 2022.

Kathleen S. Elder, Trustee of The Kathleen S. Elder Revocable Living Trust, dated September 21, 2016

By: _____
Lynn Kathleen Elder, Successor Trustee

State of Washington
County of King

Personally appeared before me, a notary public in and for the state and county aforementioned, Lynn Kathleen Elder with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Successor Trustee of Kathleen S. Elder, Trustee of The Kathleen S. Elder Revocable Living Trust, dated September 21, 2016 and that she as such Successor Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Successor Trustee.

WITNESS my hand and seal this 15th day of June, 2022.

_____
Notary Public
My Commission Expires: October 1, 2025

File No.: 22-Patton

ALDWIN P TORRES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
169220
10-01-25