Karen Johnson Davidson County
Batch# 878884 DEEDWARR
06/27/2022 12:29:30 PM 5 pgs
Fees: $28.00 Taxes: $2,682.50
20220627-0073480

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $725,000.00

Affiant

Subscribed and sworn to before me, this 17 day of June 2022.

Notary Public
My commission expires:

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
James Matthew Patterson 102 Diane Ct Madison, TN 37115	New Owner	042-11-0-048.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged. **CDH Properties, LLC, a Tennessee limited liability company, and Mainsale, LLC, a Tennessee limited liability company, and Steve Brakman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **James Matthew Patterson, a married man and Sarah Elizabeth Castleman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being part of Lot No. 13 on the map of Section 1, Haven Acres of record in Plat Book 2331, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of Lot No. 13 fronts 100.28 feet on the westerly side of Diane Court and runs back 285 feet more or less on the southerly line and 376.12 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 83.86 feet.

Being the same property conveyed to CDH Properties, LLC, a Tennessee limited liability company, and Mainsale, LLC, a Tennessee limited liability company, and Steve Brakman by Warranty Deed from Uldene Jones Christian dated April 22, 2021 of record as Instrument No. 20210524-0069897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 102 Diane Ct, Madison, TN 37115

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 17th day of June, 2022.

CDH Properties, LLC
A Tennessee limited liability company

By: _____
Dallon Hudson
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dallon Hudson, Sole Member for CDH Properties, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member**.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of June, 2022.

_____
Notary Public

My Commission expires: 6-17-2024

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BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Mainsale, LLC
A Tennessee limited liability company

By: _____
Dan Tito
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Dan Tito, Sole Member for Mainsale, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member**.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of June, 2022.

_____
Notary Public

My Commission expires: 6-17-2024

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BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Steve Brakman

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 **Steve Brakman,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 17th day of June, 2022.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2022057427

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 17, 2022.

Affiant Signature

06/17/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17th day of June, 2022.

Notary Public

Notary's Seal:

