Karen Johnson Davidson County
Batch# 891492 DEEDWARR
07/20/2022 11:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,924.00
20220720-0083114

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/7/26

(AFFIX SEAL)

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rodney A. Patterson	LoanDepot.com, LLC	034-07-0-029.00
(NAME)	(NAME)	
207 Shepherd Hills Drive	26642 Towne Centre Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Foothill Ranch, CA 92610	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we Goldie A. Ware and Joshua D. Stratton, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Rodney A. Patterson and Jennifer Patterson, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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. 18 on the Plan of Shepherd Hills Subdivision, Section I, of record in Book 2331, page 46, Register's Office for said County. To which plat reference is hereby made for a more complete description of said property.

SAID Lot No. 18 fronts 115 feet on the east side of Shepherd Hills Drive and runs back 415 feet on the north line and 296 feet on the south line to a dead line in the rear on which it measures 165.3 feet.

Being the same property conveyed to Goldie A. Ware, unmarried by Warranty Deed from EAS Properties Inc. dated 03/22/2013 and recorded in Instrument No. 201304040033227, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Goldie A. Ware, an unmarried woman and Joshua D. Stratton as tenants by the entirety with right of survivorship by Quit Claim Deed from Goldie A. Ware, an unmarried woman dated 09/11/2020 and recorded in Instrument No. 202009150105145, Register's Office for Davidson County, Tennessee

Goldie A. Ware executed this instrument on behalf of Joshua D. Stratton pursuant to a Power of Attorney of record in Instrument No. 20220718-0082220, Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

This is improved ☒ 207 Shepherd Hills Drive, Madison, TN 37115
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 19th day of July, 2022.

Goldie A. Ware

Joshua D. Stratton by Goldie A. Ware Attorney In Fact

Joshua D. Stratton
by Goldie A. Ware, Attorney-in-Fact

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Goldie A. Ware, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of July, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Goldie A. Ware, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledged that she executed the within instrument on behalf of Joshua D. Stratton as his Attorney in Fact as the free act and deed of the within named Joshua D. Stratton.

Witness my hand and Official seal this 19th day of July, 2022.

Notary Public:
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 115
Hendersonville, TN 37075

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/19/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 07/19/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 **day of** July, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM