WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

Affiant

Subscribed and sworn to me on 08/05/22.

NOTARY PUBLIC

My Commission Expires: 11/8/22

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 899924 DEEDWARR
08/08/2022 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20220808-0089664

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ian Howard Ratliff 121 Glenmont Drive Nashville, TN 37210	**New Owner**	119-11-0-144.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Sylvia C. Patty, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Ian Howard Ratliff, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

BEING ALL OF LOT NO. 24, THOMPSON LANE PARK SUBDIVISION, AS SHOWN BY PLAT AND SURVEY OF RECORD IN PLAT BOOK 2331, PAGE 138, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Jerald W. Patty and wife, Sylvia C. Patty by Warranty Deed from Timothy Lee Daniels and wife, Bridget Daniels, dated August 29, 1997, of record in Deed Book 10596, Page 744, Register's Office for said County.

Jerald W. Patty having since died on or about 05/24/2015 leaving Sylvia C. Patty as surviving tenant by the entirety.

This is improved property known as 121 Glenmont Drive, Nashville, Tennessee 37210.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Witness my hand this 08/05/22.

Sylvia C. Patty

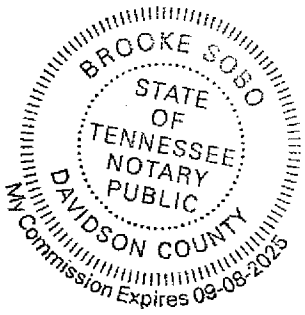
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 08/05/22, before me personally appeared Sylvia C. Patty, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 08/05/22.

NOTARY PUBLIC

My Commission Expires: 9/8/25



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-5-22.

Affiant Signature

8-5-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 5 day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

