Karen Johnson Davidson County
Batch# 928783 DEEDWARR
10/12/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20221012-0112029

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SPENCER LAMBERT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of October, 2022.

Notary Public
MY COMMISSION EXPIRES: 11/6/2024
File No. 22-17075

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erika Sasha Aguilera and Brandon Tohei Azyu (NAME) 2913 Riverbend Dr. (STREET ADDRESS) Nashville, TN 37214 (CITY) (STATE) (ZIP)	Rocket Mortgage, LLC (NAME) 1050 Woodward Avenue (STREET ADDRESS) Detroit, MI 48226 (CITY) (STATE) (ZIP)	62-2-A-228 CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jeannie Gregory Patterson, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erika Sasha Aguilera, a single woman, and Brandon Tohei Azyu, a single man, as joint tenants with right of survivorship,** 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:

Being Lot No. 220 on the Plat of River Trace Estates, Phase 1, Section 4 & 5, of record in Plat Book 9700, Page 409, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property previously conveyed to Jeannie Gregory Patterson by Warranty Deed from Jared W. Bunting and Barbara D. Bunting, husband and wife, dated August 25, 2018, recorded August 31, 2018 in Instrument Number 20180831-0086619, in the Register's Office of Davidson County, Tennessee.

Furthery being the same property previously conveyed to Brackney Towns Gregory and Stephanie Smith Gregory, husband and wife by Quitclaim Deed dated February 5, 2021 and recorded February 8, 2021 from Jeannie Gregory Patterson in Instrument Number 20210208-0017466, in the Register's Office of Davidson County, Tennessee.

Also being the same property conveyed to Jeannie Gregory Patterson, a married woman by Quitclaim Deed dated July 29, 2022 from Brackney Towns Gregory and Stephanie Smith Gregory, husband and wife, recorded August 4, 2022, in Instrument Number 20220804-0088807, in the Register's Office of Davidson County, Tennessee.

The subject property in not the principal place of residence of the Grantor nor her spouse.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

The signature of Jeannie Gregory Patterson is signed by his/her duly appointed Attorney-in-fact Trudy Milliken, pursuant to the Power of Attorney recorded in Instrument Number ___202210120112028_____, said Register's Office.

This is improved property, known as 2913 Riverbend Dr, Nashville, TN 37214.

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.

Witness my/our hand(s) this 12th day of October, 2022.

Jeannie Gregory Patterson by Trudy, AIF

Jeannie Gregory Patterson by Trudy Milliken, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Trudy Milliken, attorney-in-fact for Jeannie Gregory Patterson, with whom I am personally acquainted, and who acknowledged that the Trudy Milliken on executed the within instrument for the purposes therein contained, and who further acknowledge that Trudy Milliken is the attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2022.

Notary Signature
My commission expires: 3/1/25

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 12, 2022.

Tori Cole

Affiant Signature

Date: 10/12/22

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 12, 2022.

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

