Karen Johnson Davidson County
Batch# 932992 **DEEDWARR**
10/24/2022 10:27:46 AM 2 pgs
Fees: $13.00 Taxes: $1,920.30

20221024-0115206

WHITNEY LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 519,000.00

Kristin Cobb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 11/28/2024

(AFFIX SEAL)

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kristin Cobb | New Owner | 18200001500 |
| (NAME) 184 Parker Drive | (NAME) | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 HEREBY ACKNOWLEDGED, WE,

**PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**KRISTIN COBB, MARRIED WOMAN,**

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 Lot 75, as shown on the map entitled Old Hickory Crossing, Phase 2, of record as Instrument No. 20211029-0145246, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Patterson Company, LLC, a Tennessee Limited Liability Company

Being part of the same property conveyed to Patterson Company, LLC, a Tennessee Limited Liability Company by Deed dated February 9, 2022 from Richard McAdams, recorded February 14, 2022, in Instrument Number 202202140016485, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 184 Parker Drive, OHC Lot 75, Antioch, TN 37013

LT&E File #19643

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 hand(s) this 21st day of October, 2022

Patterson Company, LLC, a Tennessee Limited Liability Company

By: _____
J. Trent Lehman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

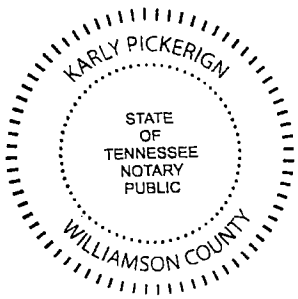
Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared J. Trent Lehman , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Patterson Company, LLC the within named bargainor, a corporation, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as such Officer.

Witness my hand and seal, this 21st day of October, 2022.

_____
Notary Signature

Printed Name: Karly Pickerign

My commission expires: 9/21/25




LT&E File #19643