Karen Johnson Davidson County
Batch# 936619 DEEDWARR
11/01/2022 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20221101-0117915

Name and Address of New Owner:
Josefa Isabel Quijano
112 Dowdy Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 14812017200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sheila L. Slate, Successor Trustee of The Dalton F. Patterson and/or Irene J. Patterson Revocable Living Trust dated March 25, 2003**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Josefa Isabel Quijano, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being Lot #87, on the Plan of Hazelwood , Section 11, as record in Book 4300, Page 22, Register's Office for Davidson County, Tennessee.

Said lot No. 87 fronts 56.54 feet on the westerly margin of Dowdy Court and extends back 159.76 feet on the northerly line and 138.76 feet on the southerly line to a dead line in the rear measuring 97.27 feet thereon.

Being the same property conveyed to The Dalton F. Patterson and/or Irene J. Patterson Revocable Living Trust dated March 25, 2003 by Quit Claim Deed from Dalton F. Patterson and Irene J. Patterson, dated March 25, 2003, of record in Instrument No. 20030331-0041666, Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 112 Dowdy Court, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of October, 2022.

The Dalton F. Patterson and/or Irene J. Patterson
Revocable Living Trust dated March 25, 2003

By: Sheila L. Slate (SEAL)
Sheila L. Slate, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2022, before me personally appeared Sheila L. Slate, Successor Trustee of The Dalton F. Patterson and/or Irene J. Patterson Revocable Living Trust dated March 25, 2003, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of October, 2022.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 31st day of October, 2022.

CATHERINE FRANCO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Signature
My commission expires: 5.14.25

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 Oct. 31, 2022.

Affiant

Date: ~~October~~ Nov 1, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 1st day of ~~October~~ Nov 2022.

Notary Public

My Commission Expires: 11.15.25

JESSE TALFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY