WARRANTY DEED

Karen Johnson Davidson County
Batch# 956160 DEEDWARR
12/29/2022 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20221229-0133658

File #2022-0512

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,000.00.

Affiant

Subscribed and sworn to before me on December 20, 2022.

NOTARY PUBLIC
My Commission Expires:

RACHAEL LEIGH
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/21/2026
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Tony Patton 4712 Crystal Brook Dr. Antioch, TN 37013	New Owner	162 09 0A 074.00

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, **ZACHARIAH E. THURSTON, AN UNMARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TONY PATTON, A MARRIED MAN**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 74 on the Plan of Hickory Valley Condominiums, Phase 2 of record in Book 4460, Page 133, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hickory Valley Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 4659, Page 32, amended in Book 4937, Page 429, said Register's Office.

Being the same property conveyed to KIM LAWRENCE THURSTON AND WIFE, DEBRA LYNNE THURSTON, by deed from JOHN C. MAXWELL AND WIFE, SHAHNA S. MAXWELL, of record in Book 9452, page 340, dated August 25, 1994, said Register's Office.

Further being the same property conveyed to KIM LAWRENCE THURSTON, A SINGLE PERSON, by quitclaim deed from DEBRA LYNNE THURSTON, A SINGLE PERSON, of record in Instrument No. 20180418-0036296, dated March 23, 2018, said Register's Office. KIM LAWRENCE THURSTON having since died intestate on or about February 21, 2022, leaving ZACHARIAH E. THURSTON as his only heir-at-law. For further reference see Affidavit of Heirship of Record in Instrument No. 202212290133657 said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 5510 Country Dr. Unit 74 Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on December 15, 2022.

Grantor:

Zachariah E. Thurston

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ZACHARIAH E. THURSTON**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~15th~~ 16th day of December, 2022.

Notary Public

My commission expires: 12-3-23

NOTARY PUBLIC
HUGO ALEJANDRO VALBUENA VARGAS
Notary Public, State of Florida
Commission# GG 936602
My comm. expires Dec. 03, 2023

Tennessee Certification of Electronic Document

I, Katrina Hoff 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 12-15-22 (date of document).

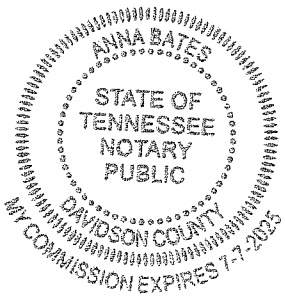
Affiant Signature

12-29-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 29th of December, 2022.

(SEAL)



Notary's Signature
My Commission Expires: