PREPARED BY LYNN OMOHUNDRO, ATTORNEY
P.O. BOX 540, Sparta, TN 38583
931-836-2226

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged I, **LINDA SUE PATTON,** have this day bargained and sold, and do hereby transfer and convey unto **DANIEL FELL,** his heirs and assigns, certain real estate which is located in Davidson County, Tennessee, described as follows:

Map 96, Group 11, Parcel 070.00

Being Lot No. 796 on the Map of Cloverhill, Section No. X, as of record in Book 2331; Page 57, Register's Office for Davidson County, to which reference is made for a more complete description

Being the same property conveyed to Linda Sue Patton, by Warranty Deed, from Steven W. Denny and wife, Shawna D. Denny, of record in Book 9063, Page 727, in the Register's Office for Davidson County, Tennessee, dated August 27, 1993 and recorded August 31, 1993.

To have and to hold said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have good right to convey it, and that the same is unencumbered.

SEND TAX NOTICES
TO NEW OWNERS: Daniel Fell
906A Bosbobel St
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 956446 DEEDWARR
12/30/2022 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $834.35
20221230-0133786

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Witness, this 28th day of December, 2022.

BY: Linda Sue Patton
LINDA SUE PATTON

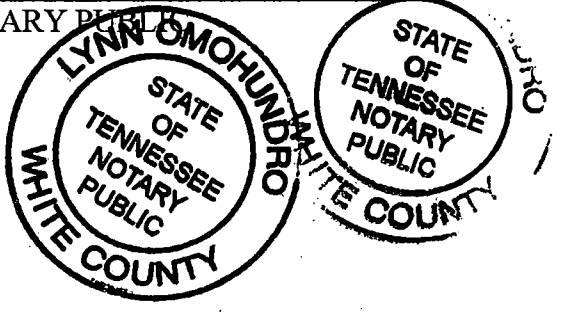
STATE OF TENNESSEE)
)
COUNTY OF WHITE)

Personally appeared before, the undersigned, a Notary Public, in and for said County and State, the within named, LINDA SUE PATTON, with whom I am personally acquainted or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 3/19/24



STATE OF TENNESSEE)
)
COUNTY OF WHITE)

The actual consideration or value whichever is greater, for this transfer is $225,500.00.

AFFIANT

Sworn to and subscribed before me,
this 28th day of December, 2022.

NOTARY PUBLIC

My Commission Expires: 11/22/2023

KRISTE L. DIBRELL
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY