This Instrument Prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 966193 DEEDWARRSP
02/01/2023 10:51:44 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20230201-0007372

Name and Address of New Owner:
Patterson Company, LLC
1645 Westgate Circle
Brentwood, TN 37027

Send Tax Bills To:
New Owner

Map & Parcel No: P/O 18200001304
Unimproved property commonly known as: Lots 83, 84, 85, & 86, Old Hickory Crossing, Antioch, TN 37013

SPECIAL/LIMITED 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, **Richard McAdams**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patterson Company, LLC, a Tennessee Limited Liability Company** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being all of Lot No(s) 83, 84, 85, and 86 Old Hickory Crossing Phase 3 as shown on Cluster Lot Subdivision Final Plat Old Hickory Crossing Phase 3 Lots 1-13 and 83-108 of record in Instrument No. 20220824-0095741, Register's Office for Davidson County, Tennessee, reference here made for a more complete description thereof.

Being part of the same property conveyed to Richard McAdams by Deed dated August 6, 2019 from Randall B. Smith and Corey W. Craig, recorded August 8, 2019, in Instrument Number 20190808-0078849, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, their 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 the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 30th day of January, 2023

Richard McAdams by J. Trent Lehman, his attorney in fact

Richard McAdams, by J. Trent Lehman, his attorney in fact,

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named J. Trent Lehman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard McAdams and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Richard McAdams.

WITNESS my hand and official seal this 30th day of January, 2023

Notary Public
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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 **380,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of January, 2023

Notary Public
My commission expires: 1/28/2024

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 19871