Name and Address of New Owner:
Connie Gill
1733 24th Ave N
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 967182 DEEDWARR
02/03/2023 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20230203-0008037

Send Tax Bills To:
New Owner

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

Map & Parcel No: 081-10-0-391

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, **Leslie Patterson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Connie Gill,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 123 on the Map of Cobb's Subdivision of Lot No. 6 Harding Bosley Tract, as of record in Book 161, page155, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Leslie Patterson by Quitclaim Deeds from Dwanna Kimbro of record in Instrument No. 20230201-0007519, Diesheka Bowers of record in Instrument No. 20230201-0007520, Dwight Kimbro of record in Instrument No. 20230201-0007521, Jewell Donnell of record in Instrument No. 20230201-0007522, Kent Donnell, Jr of record in Instrument No. 20230201-0007523 and Kentasia Donnell of record in Instrument No. 20230201-0007524, in the Register's Office for Davidson County, Tennessee. Further see Affidavit of Heirships of record in Instrument No. 20230201-0007517 and 20230201-0007518, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been prorated, 2022 and 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: 1733 24th Ave N, Nashville, TN 37208

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 20th day of September, 2022.

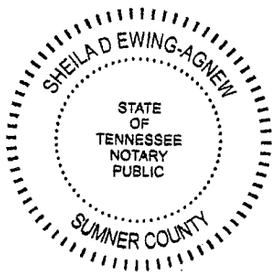
Leslie Patterson (SEAL)
Leslie Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of September, 2022, before me personally appeared Leslie Patterson, 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 20th day of September, 2022.

Sheila D Ewing-Agnew
Notary Signature
My commission expires: 3.25.2025



AFFIDAVIT OF VALUE

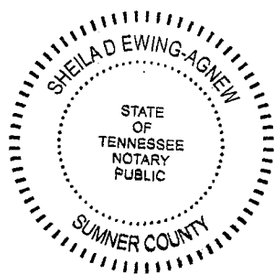
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Leslie Patterson
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 20th day of September, 2022.

Sheila D Ewing-Agnew
Notary Signature
My commission expires: 3.25.2025



Tennessee Certification of Electronic Document

I, Connie Taylor, 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 9/20/22 (date of document).

Affiant Signature

2/2/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of February 2023

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL

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

BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212