THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 221042790**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $301,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2023. Notary Public My Commission Expires: 7/15/26

Karen Johnson Davidson County
Batch# 976674 DEEDWARR
03/03/2023 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20230303-0015391

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: MTMT, LLC 3813 Kingswood Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 061 15 0 366.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert Malcolm Patton and wife, Barbara Jean Patton,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **MTMT, LLC, a Tennessee Limited Liability Company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Northerly 75 feet of Lot No. 275 on the Plan of Inglewood Place, as of record in Book 332, Page 101, Register's Office for said County.

Said part of Lot No. 275 fronts 75 feet on the Westerly side of Kingswood Lane and runs back between parallel lines 182.4 feet to a dead line.

Being the same property conveyed to Robert Malcolm Patton and wife, Barbara Jean Patton, by Warranty Deed from Billy R. Cobb and wife, Christine Cobb, of record in Book 5011, Page 921, in the Register's Office of Davidson County, Tennessee, dated March 31, 1976, and recorded on April 02, 1976.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Inglewood Place, as recorded in Plat Book 332, Page(s) 101.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4070, Page 781.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 3813 Kingswood Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of March, 2023.

Robert Malcolm Patton

Barbara Jean Patton

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Malcolm Patton and Barbara Jean Patton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2023.

Notary Public
My Commission Expires: 10/30/24

KANDICE EUBANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Certificate of Authenticity

I, Joshua A. Terry, 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 3/1/2023.

Affiant Signature

3/3/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/3/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON