WARRANTY DEED

Karen Johnson Davidson County
Batch# 979299 DEEDWARR
03/10/2023 12:18:30 PM 3 pgs
Fees: $18.00 Taxes: $2,231.10
20230310-0017519

G-CBB--23-713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $603,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 7/15/26

(AFFIX SEAL)

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jessica C. Martinez and Timothy M. Gardin	New Owner	
(NAME)	(NAME)	**173-09-0A-129.00-CO**
713 Adams Mill Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD PATTERSON AND MAMI PATTERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JESSICA C. MARTINEZ AND TIMOTHY M. GARDIN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Section One, Lenox Village II (formerly Addition to Sugar Valley) of record in Plat at Instrument No. 20030106-0001756, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald Patterson and Mami Patterson, a married man, and a married woman, husband and wife, by Warranty Deed from Don B. Smithson and wife, Susan E. Smithson of record in Instrument No. 20040714-0083737, Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded on July 14, 2004.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20030106-0001756, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws of Lenox Village, a Traditional Neighborhood Development appended thereto, of record in Instrument No. 20020315-0032826, as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220 (as corrected in Instrument No. 20050113-0005133), Instrument No. 20040526-0062221, Instrument No. 20050119-0006853 and Instrument No. 20050324-0032209, Instrument No 20050815-0096405, Instrument No. 20060120-0007914, (as corrected in Instrument No. 20060221-0020352 and Instrument No.20060309-0027423), Instrument No. 20060321-0032383, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 200803260030439, Instrument No. 20220228-0022407, Register's Office of Davidson County, Tennessee.
- All matters set forth in the Master Deed establishing a Horizontal Property regime of Lenox Village, A Traditional Neighborhood Development, and recorded in Instrument No. 20020315-0032825 as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20080326-0030449, Register's Office of Davidson County, Tennessee.
- Charter of Lenox Village Neighborhood Homeowner's Association of record in Instrument No. 20020412-0045831, Register's Office of Davidson County, Tennessee.
- Easement For Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20010918-0100850, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020722-0087469 and Instrument No. 20020628-0078164, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **713 Adams Mill Ct, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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 my/our hand(s) this the 7th DAY OF MARCH, 2023.

Donald Patterson by Mami Patterson, Attorney-in-Fact
Donald Patterson by Mami Patterson,
Attorney in Fact

Mami Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAMI PATTERSON, 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 DONALD PATTERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said DONALD PATTERSON.

Witness my hand and official seal, this the 7th of March, 2023.

Brian D Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of March, 2023.

Brian D Mitchell
Notary Public
My Commission Expires: 07/03/2023
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 3/7/2023.

Affiant Signature

3/9/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/9/2023.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON