Karen Johnson Davidson County
Batch# 992296 DEEDWARR
04/14/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230414-0027502

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this 14th day of April, 2023.

Notary Public

My commission expires: 10/21/2024

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Erin Dias, Trustee of The 701 Wyntree N Trust** | **New Owner** | **#075160A1100CO** |
| **PO BOX 695** | **PO BOX 695** | |
| **Madison, TN 37116** | **Madison, TN 37116** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Ivy Pate, married woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Erin Dias, Trustee of The 701 Wyntree N Trust**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot No. 47, on the plan of First Revision, Walden Woods, Phase One, of record in Plat Book 9700, Page 909, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed unto Ivy Pate, a married woman, by Warranty Deed from Linda A. Wirth, an unmarried woman, dated May 22, 2020 and recorded June 2, 2020, of record in Instrument No. 20200602-0056497, Register's Office of Davidson County, Tennessee. Cecil M. Pate hereby signs to convey any interest he may have, marital or otherwise as the spouse of Ivy Pate.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 701 Wyntree N, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Ivy Pate Date: 4/13/23
Ivy Pate

Cecil M. Pate Sr Date: 4/13/23
Cecil M. Pate

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ivy Pate and Cecil M. Pate, the within named Grantor(s), 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, at office, this 13th day of April 2023, _____.

NOTARY PUBLIC

My Commission Expires: 7/4/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

**Tennessee Certification of Electronic Document**

I, Jennifer Russell, 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 4/13/2023 (date of document).

Jennifer Russell
Affiant Signature

4/14/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 14 day of April, 2023.

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL