Karen Johnson Davidson County
Batch# 995874 DEEDWARR
04/25/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20230425-0030321

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 280,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4
DAY OF April, 2023.

NOTARY PUBLIC

My Commission expires:

Scott Wood
Notary Public, Alabama State At Large
My Commission Expires Nov., 15, 2023

THIS INSTRUMENT PREPARED BY:

Stan McDonald, Jacob Title, LLC, 2101 W. Clinton Avenue, Suite 301, Huntsville, AL 35805

NAME & ADDRESS OF PROPERTY OWNER: Johnny Eric Patterson and Charles Austion Helton and Lucy Helton
MAP & PARCEL NUMBERS: PARCEL # 085 04 0 008.00

SEND TAX BILLS TO:

Johnny Eric Patterson
1878 Cardessa Lane, Grant, AL 35747

Warranty Deed

For and in Consideration of the sum of $10.00 (Ten and no/100 dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, DARRYL S. GLASCOCK and LYNDA T. GLASCOCK, husband and wife, whose address is 108 Autumn Creek, Lebanon, TN 37087, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Johnny Eric Patterson and Charles Austin Helton and Lucy Helton**, whose address is 1878 Cardessa Lane, Grant, AL 35747, hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in the Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Stones River Estates, Section 1, as of record in Book 2900, page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Darryl S. Glascock and wife, Lynda T. Glascock by deed from Thomas M. Taylor, an unmarried person, of record in Book 20020828, page 0104493, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2038 Nora Lane, Hermitage, TN 37076.

TO HAVE AND TO HOLD unto the Grantees for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, forever. I covenant with said GRANTEES that I am lawfully seized and possessed of said lands in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said lands to the GRANTEES, their successors 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 our hands this 4 day of April, 2023.

DARRYL S. GLASCOCK

LYNDA T. GLASCOCK

ACKNOWLEDGMENT:

STATE OF Alabama }

COUNTY OF Madison }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DARRYL S. GLASCOCK and LYNDA T. GLASCOCK, husband and wife, the Grantors herein, with whom I am personally acquainted, or who produced satisfactory proof of identity, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 4 day of April, 2023.

My Commission expires:

Scott Wood
Notary Public, Alabama State At Large
My Commission Expires Nov., 15, 2023

Notary Public

Certificate of Authenticity

I, Stan McDonald, 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 4/4/2023.

Date

Affiant Signature

4/4/23
Date

State of Alabama

County of Madison

Sworn to and subscribed before me this 4 day of April, 2023

Notary's Signature

My Commission Expires: Scott Wood
Notary Public, Alabama State At Large
My Commission Expires Nov., 15, 2023
Date

Notary's Seal (if on paper)