Karen Johnson Davidson County
Batch# 1007344 DEEDWARR
05/24/2023 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230524-0039251

This Instrument Prepared by:
Legends Title Services, LLC
105 Industrial Drive, Ste. 7
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Josiah S. Bush
1209 Andrew Donelson Drive
Hermitage, TN 37076

SEND TAX BILL TO:
Guaranteed Rate, Inc.
3940 N. Ravenswood Ave
Chicago, IL 60613

MAP/PARCEL 075-11-0A-034.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margaret H. Patterson, a widower, hereafter called the GRANTOR,** has bargained and sold, and by these presents, does transfer and convey unto **Josiah S. Bush, a single man, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Phase Two, Heritage Meadows of record in Plat Book 9700, Page 525, 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 Margaret H. Patterson and husband, Thomas E. Patterson by Warranty deed from Frank Batson Homes, Inc. of record in Book 11592, page 154, Register's Office for Davidson County, Tennessee, dated July 26, 1999, and recorded on July 28, 1999. Margaret H. Patterson and Thomas E. Patterson remained married, without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Thomas E. Patterson; therefore Margaret H. Patterson was the surviving tenant by the entirety to property herein.

This is improved property known as: **1209 Andrew Donelson Drive, Hermitage, Tennessee 37076.**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 5th day of July, 2023.

WITNESS MY HAND on this the 22nd day of May, 2023.

Margaret H. Patterson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Margaret H. Patterson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22nd day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 3-2-25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

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

AFFIANT

Subscribed and sworn to before me this the 22nd day of May, 2023.

NOTARY PUBLIC

My Commission Expires: 3.2.25

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

File No: 230182

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

May 21, 2023

Affiant Signature

Date: 5-21-23

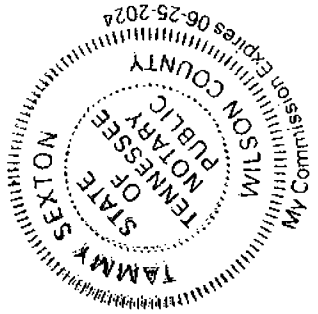
State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24 day of May 2023

Notary Signature

My Commission Expires:



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