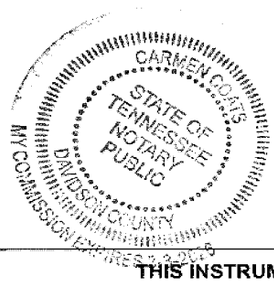
Karen Johnson Davidson County
Batch# 1011652 DEEDWARR
06/06/2023 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20230606-0042723

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Kristin Brody
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2023

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Malory Landheer and Benjamin Landheer and David J. Landheer	GUARANTY HOME MTG CORP	42-13-58
(NAME)	(NAME)	
201 Foxboro Drive	3200 WEST END AVE STE 110	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	NASHVILLE, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20230571

For and 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 acknowledged, I/we, **Robert Curtis Patterson and Christie Duke Buchanan and Eric Holmes Patterson and The Estate of Marie F. Patterson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Malory Landheer and Benjamin Landheer, wife and husband and David J. Landheer, a married man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 5 on the Plan of Kemper Heights, Section 4, as of record in Book 2854, page 65, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Wilbert C. Patterson Jr. and wife, Marie F. Patterson by Warranty Deed from Alvin N. Mitchell and wife, Patricia M. Mitchell, dated April 4, 1967 and filed of record in Book 4117, page 373, Register's Office for Davidson County, Tennessee. The said Wilbert C. Patterson Jr. having died on or about 11/01/2004, leaving the said Marie F. Patterson, the surviving tenant by the entirety and sole owner of said land. The said Marie F. Patterson died testate a citizen and resident of Davidson County, Tennessee on or about 08/02/2022, and under the terms of her Will, which Will appears of record in Docket No. 22P-1594 in the Circuit Court of Davidson County, Tennessee, Probate Division, she devised subject premises to Robert Curtis Patterson, Christie Duke Patterson Buchanan and Eric Holmes Patterson.

Unimproved ☐

This is improved ☒ property, known as 201 Foxboro Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of June, 2023

Robert Curtis Patterson

Robert Curtis Patterson

Christie Duke Buchanan

Christie Duke Buchanan

Eric Holmes Patterson

Eric Holmes Patterson

The Estate of Marie F. Patterson

Robert Curtis Patterson Administrator

Robert Curtis Patterson, Administrator

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Curtis Patterson and Christie Duke Buchanan and Eric Holmes 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 such person executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 10.23.2023

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert Curtis Patterson as Administrator of The Estate of Marie F. 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 such person executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 10.23.2023

SONYA M. BRANHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 June 5, 2023 (date of document).

Affiant Signature

June 5, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 5th day of June, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023