WARRANTY DEED

Karen Johnson Davidson County
Batch# 1021194 DEEDWARR
06/30/2023 09:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,265.03
20230630-0050024

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE HUNDRED FORTY ONE THOUSAND NINE HUNDRED AND 00/100 (341,900.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024

(AFFIX SEAL)

THARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Quinn Patterson (NAME)	**NEW OWNER** (NAME)	**060 04 0 050.00**
3119 Hillside Road Nashville, TN 37207 (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 27th day of June, 2023, the undersigned, **ZOE BURCHFIELD F.K.A. ZOE ADELA AGBLEZE, AND JOSHUA BURCHFIELD, A MARRIED COUPLE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **QUINN PATTERSON,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **3119 HILLSIDE ROAD, NASHVILLE, TN 37207** and more particularly described as follows:

Land in Davidson County, being part of Tract No. 2 on the plan of Wm. Phillips Estates, as of record in Book 57, page 21, Register's Office for said County, and also being known as Tract "D" on a survey of part of the George Olinger Tract prepared September 19, 1957 by Joseph A. Daugherty, surveyor, and described according thereto as follows:

Beginning at an iron pin on the Easterly side of Hillside Road, 64.4 feet Northerly from the Northwest corner of Tract "B" of said Olinger property conveyed to Charles W. Marshall and wife, by George Olinger and wife, by deed of record in Book 2488, page 341, said Register's Office, said point being also the Northwest corner of Tract "C" of said Olinger property; thence with the Northern Boundary line of said Tract "C" South 85 degrees 54' minutes East 157.6 feet to an iron pin in the Westerly boundary line of the Brintley property; thence with the same North 03 degrees East 61.4 feet to an iron pin, the Southeast corner of Tract "E" of said Olinger property; thence with same, North 84 degrees 48 minutes West 157.8 feet to an iron pin on the Easterly side of Hillside Road, thence with same, South 3 degrees West 64.4 feet to the beginning.

Being the same property conveyed to Zoe Adela Agbleze and Joshua Burchfield, a Married Couple, by Quitclaim Deed from Zoe Adela Agbleze, of record in Instrument No. 20191125-0121338, in the Register's Office of Davidson County, Tennessee, dated November 14, 2019 and recorded on November 25, 2019.

*Note: On the Quitclaim Deed previously listed above, title was taken as Zoe Adela Agbleze and Joshua Burchfield, a married couple. Since then, Zoe Adela Agbleze has changed her name to Zoe Burchfield.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of June, 2023.

GRANTOR: Joshua Burchfield
By: Madelyn Reynolds, His Attorney-in-fact

Joshua Burchfield by Madelyn his attorney in fact

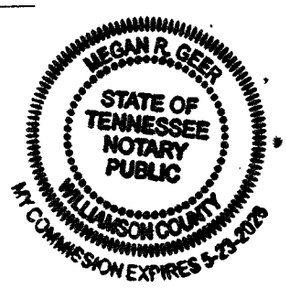
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Madelyn Reynolds** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Joshua Burchfield**, of record in the Davidson County Register of Deeds as Instrument 20230515-0036087 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Joshua Burchfield the within named Grantor, an Individual residing in the state of AL, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 27th day of June, 2023.

M. [illegible]
Notary Public

5/23/2026
My Commission Expires



GRANTOR: Zoe Burchfield

By: Madelyn Reynolds, Her Attorney-in-fact

Zoe Burchfield by Madelyn Reynolds her attorney in fact

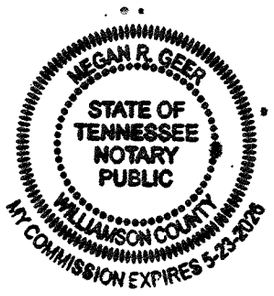
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Madelyn Reynolds** with who I am personally acquainted, and who upon oath acknowledged themself to be the Authorized Power of Attorney for **Zoe Burchfield**, of record in the Davidson County Register of Deeds as Instrument 20230515-0035920 and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of Joshua Burchfield the within named Grantor, an Individual residing in the state of AL, and that they in such capacity as Authorized Power of Attorney executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Grantor as Authorized Power of Attorney.

WITNESS my hand, at office, on this 27th day of June, 2023.

M. M.
Notary Public

5/23/2026
My Commission Expires



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 6/27/23.

Affiant Signature – Joshua A. Terry

6/28/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/28/2023.

Notary Public

My Commission Expires: 9/28/26

OLIVIA MORTENSEN
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
September 28, 2026
COUNTY OF WILLIAMSON