Karen Johnson Davidson County
Batch# 1043630 DEEDWARR
08/29/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20230829-0067402

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-23-3198

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25th day of August, 2023

Notary Public

Commission Expires: _____

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jaclyn Elizabeth Capozzolo and Anthony Joseph Capozzolo, III 257 Valley Bend Drive Nashville, TN 37214	NEW OWNER	062 11 0B 010.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sean Patterson and Katie M. Patterson, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jaclyn Elizabeth Capozzolo and Anthony Joseph Capozzolo, III, wife and husband

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:

Being Lot 10 on the Major Final Plat, The Summit at Pennington Bend Chase, a Cluster Lot Development of record in Instrument 20210908-0120326, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING a portion of the same property conveyed by Warranty Deed from Greg E. Snow and Tara E. Snow Wheeler and Chad E. Snow and Bret E. Snow and Tara E. Snow Wheeler, as Trustee for Alexis Victoria Wheeler and Greg E. Snow and Tara E. Snow Wheeler, as Trustees for Joshua Avery Snow, and Greg E. Snow and Bret E. Snow, as Co-Executors of the Estate of Mary E. Snow to Frank Batson Homes, Inc., recorded January 13, 2020, as Instrument No. 20200113-0004135 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $567,500.00.

BEING the same property conveyed by Warranty Deed from Frank Batson Homes, Inc. to Sean Patterson and Katie M. Patterson, husband and wife, recorded December 22, 2022, as Instrument No. 20221222-0132296 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 257 Valley Bend Drive, Nashville, TN 37214

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 so 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 is 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.

Dated this the 25th day of August, 2023.

Sean Patterson

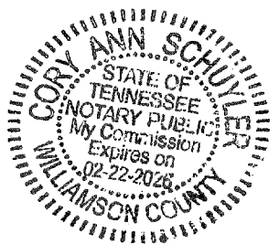
Katie M. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2023, before me personally appeared Sean Patterson and Katie M. Patterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2023.

Notary Signature
My commission expires: 2-22-2026



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **August 25, 2023**.

Affiant Signature

8/25/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **25** day of **August**, 20**23**.

Notary Public

Notary's Seal:

