Karen Johnson Davidson County
Batch# 1046711 DEEDWARR
09/06/2023 03 01 11 PM 2 pgs
Fees $13 00 Taxes $1,069.30

20230906-0069984

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 289,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Andrew Thomas Patterson and Ellen Anatasi Patterson	New Owner	07511024500
(NAME) 915 Rachels Place	(NAME)	
(ADDRESS) Hermitage TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

PATRICIA A. LEWALLEN, TRUSTEE OF THE PATRICIA A. LEWALLEN REVOCABLE LIVING TRUST DATED DECEMBER 9, 2021,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANDREW THOMAS PATTERSON, A SINGLE MAN, AND ELLEN ANASTASI PATTERSON, A MARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP.,

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

Land in Davidson County Tennessee, being Lot No 68B, on the Plan of Rachel's Square, Section Two, Zone Lot Division Lots 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 64, 65, 67, 68, 69, 71, 72, 73, 75, 76, 77, and 79, as shown on the plan of record in Book 6250, Page 541, Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Patricia A. Lewallen, Trustee of The Patricia A Lewallen Revocable Living Trust dated December 9, 2021 by Deed dated December 9, 2021 from Patricia A Lewallen, recorded December 13, 2021, in Instrument Number 20211213-0164735, in the Official Records of Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record. (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations

This *Improved* property is commonly known as 915 Rachels Place, Hermitage, TN 37076

LT&E File #20456

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. B-ELAM-23915

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 do 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

Witness my/our hand(s) this 28th day of August, 2023

The Patricia A. Lewallen Revocable Living Trust dated December 9, 2021

By: Patricia A Lewallen
Patricia A Lewallen, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, Patricia A Lewallen the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting the Trustee(s) of The Patricia A Lewallen Revocable Living Trust dated December 9, 2021, with the authority to transfer and convey by themselves as the Trustee(s) under the said The Patricia A Lewallen Revocable Living Trust dated December 9, 2021

Witness my hand, at office, this 28th day of August, 2023

Notary Signature
My commission expires 11/3/25

J TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY