THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $260,000.00

Affiant

Subscribed and sworn to before me, this 5th day of September, 2023.

Notary Public
My Commission Expires: 07/09/24

Karen Johnson Davidson County
Batch# 1047467 DEEDWARR
09/07/2023 02:35:41 PM 2 pgs
Fees. $13.00 Taxes. $962.00
20230907-0070345

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

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Douglas Torres Vides 2950 Baby Ruth Lane, 2 Nashville, TN 37013	New Owner	Tax Parcel ID No. 163-11-0E-003.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEXANDRA A. PATTERSON, DIVORCED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DOUGLAS TORRES-VIDES,** unmarried ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

JOSE

Land located in Davidson County, Tennessee, Being Unit No. 2, on the Final Plat, Timber Trace Town Homes, Second Revision, of record in Instrument No. 20020514-0059199, Register's Office for Davidson County, Tennessee, to which plan of reference is made for a more complete description thereof.

Being the same property conveyed to Alexandra A. Patterson, married by Warranty deed from Markeisha R Hawkins, unmarried of record in Instrument No. 20130514-0048667 Register's Office for Davidson County, Tennessee, dated May 10, 2013 and recorded on May 14, 2013.

Charles Douglas Patterson joins as the former spouse of Alexander A. Patterson to convey any interest in the subject property that he may have.

This is improved property commonly known as: **2950 Baby Ruth Lane, 2 Nashville, TN 37013**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-2950-2

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2023.

Alexandra Patterson

ALEXANDRA A. PATTERSON

Charles Patterson

CHARLES DOUGLAS PATTERSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXANDRA A. 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 and official seal at office this 5th day of September, 2023.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CHARLES DOUGLAS 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 and official seal at office this 5th day of September, 2023

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____