WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-21635-MC

Karen Johnson Davidson County
Batch# 1062922 DEEDWARR
10/19/2023 11:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20231019-0082025

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4954

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,075,000.00.

Affiant

Subscribed and sworn to before me, this 18 day of OCTOBER, 2023.

Notary Public
My commission expires: 9-21-26

Address of New Owner:	Send Tax Bills to:	Tax Information
Molly Barth 2118 Ashwood Avenue Nashville, TN 37212	New Owner	104 15 0 195.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James Thomas Laney, Jr. and Wife, R. Drew Johnson Laney** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Molly Alicia Barth and Phillip James Patti, wife and husband** hereinafter called the Grantees, their successors 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 the Westerly 56 feet of Lot No. 10 on the Plan of H. P. Jacob's Subdivision W.M. Manly Tract called "Hillsboro Place", as of record in Plat Book 547, Page 27, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to James Thomas Laney, Jr. and Wife, R. Drew Johnson Laney, by Warranty Deed from Kimberly G. Gordon, Married, of record in Instrument No. 20020624-0075570, in the Register's Office of Davidson County, Tennessee, dated June 21, 2002 and recorded on June 24, 2002.

This is improved property known as 2118 Ashwood Avenue, Nashville, TN 37212.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 13th day of OCTOBER, 2023

JAMES THOMAS LANEY, JR.

DREW JOHNSON LANEY

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES THOMAS LANEY, JR. and DREW JOHNSON LANEY, the herein bargainor, 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 for the purposes therein contained

Witness my hand and seal this 13 day of October, 2023.

Notary Public
Commission expiration date: 09/07/26

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 10/18/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 10/18/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of October, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

