THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$170,000.00.** **Affiant** Subscribed and sworn to before me, this **30th day of October, 2023.** **Notary Public** **My commission expires:** _____

Karen Johnson Davidson County
Batch# 1066535 DEEDWARR
10/31/2023 11:06:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20231031-0084998

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tony Patton **4 Hickory Court** **Antioch, TN 37013**	**Tony Patton** **4712 Crystal Brook Drive** **Antioch, TN 37013**	**162 16 0A 072.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Holt Properties, LLC**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Tony Patton, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, State of Tennessee, being a part of the Addition to Section One, Phase One, Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, of record in Book 5050, Page 103, Register's Office for said County, the part hereby conveyed being Unit No. 4, Building No. 15, known as 4 Hickory Court, as shown in and described by said plan; together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the Master Deed establishing a horizontal property regime of Mill Creek Club, Phase 1, Section 1, including the by-laws thereunto attached recorded in Book 4887, Page 961, as amended by instruments of record in Book 5000, Page 607; Book 5101, Page 809; Book 6396, Page 504; and further amended and restated establishing a horizontal property regime of Hickory Hollow Condominiums or record in Book 10468, Page 653; Book 10468, Page 691 as amended in Instrument No. 20080619-0063138; Instrument No. 20040805-0094013 and Instrument No. 20050810-0094534, and said Register's Office.

Being the same property conveyed to Holt Properties, LLC, by Quitclaim Deed from Christine H. Holt, Unmarried, of record in Instrument No. 20201020-0121745, in the Register's Office of Davidson County, Tennessee, dated August 18, 2020 and recorded on October 20, 2020.

Being the same property conveyed to Christine Holt, unmarried woman, by Warranty Deed from James Patton and Brandy Patton, husband and wife, of record in Instrument No. 20180720-0070836, in the Register's Office of Davidson County, Tennessee, dated July 06, 2018 and recorded on July 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **4 Hickory Court, Antioch, TN 37013**.

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 in 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 **27th day of October, 2023.**

Holt Properties, LLC,
a Tennessee Limited Liability Company

By: Sole member
Christine Holt, Sole Member

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Christine Holt, the Sole Member of Holt Properties, LLC the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he or she as Sole Member executed the foregoing instrument for the purposes therein expressed and contained, by signing the name Christine Holt, as such Sole Member.

Witness my hand, at office, this 27th day of October, 2023.

Notary Signature
My commission expires: 02.27.2027

PRINCESS HOLIDAY NOTARY PUBLIC COBB COUNTY, GEORGIA

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 10/27/23 (date of document).

Affiant Signature

10/31/23
Date

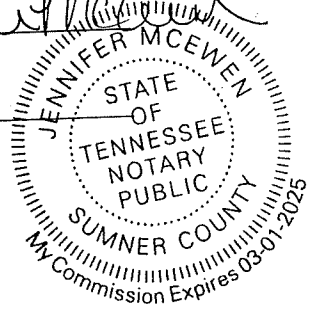
State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 31st day of October, 2023

Notary Public

My Commission Expires:



NOTARY'S SEAL