Karen Johnson Davidson County
Batch# 1073184 DEEDWARR
11/17/2023 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20231117-0089785

THIS INSTRUMENT PREPARED BY AND RETURN TO: **MHPS Title & Escrow** 2122 21st Avenue South, Nashville, Tennessee 37212 (615) 800-7096 SHANAE MCFERRIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-5-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $360,000.00 AFFIANT Subscribed and sworn to before me, this 16th day of November, 2023 NOTARY PUBLIC My Commission Expires: 5/5/2025

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel E. Patton 4644 Clarksville Pike Nashville, TN 37218	New Owner	049-00-0-267

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY THOUSAND AND NO CENTS ($360,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 16th day of November, 2023, the undersigned, **Uchendi Nwani, unmarried,** hereinafter called the Grantor, has bargained, sold, and by these presents does hereby transfer and warrant to **Daniel E. Patton, a single man,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described real estate located in Davidson County, Tennessee and having an address of **4664 Clarksville Pike, Nashville, TN 37218** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Roy's Heights, formerly Rasha Property, of record in Book 3842, Page 14, 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 Daniel Patton and Clara Patton, husband and wife, by deed dated January 23, 2009, and recorded January 30, 2009, from Angus Duke Logan and Mildred Logan, husband and wife, of record in Instrument No. 200901300008082.

Being the same property conveyed to Uchendi Nwani, unmarried, by Deed dated August 12, 2021, and recorded February 2, 2022, from Daniel

Patton and Clara Patton, husband and wife, of record in Instrument Number 202202020012154, of the Public Records of Davidson County, Tennessee.

This is improved property known as **4664 Clarksville Pike, Nashville, TN 37218.**

Further, this conveyance is 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 Grantee(s) their heirs and assigns forever; and we covenant with the said Grantee(s) 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 Grantee(s), their heirs and assigns, against the lawful claims of all persons whomever.

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.

This the 16th day of November, 2023.

Uchendi Nwani

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Uchendi Nwani,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 16th day of November 2023.

Notary Public
My Commission Expires: 5/5/2025

SHANAE MCFERRIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-5-2025

Certificate of Authenticity

I, Jackson Bond, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally, appeared before me, Jennifer Morgan, a notary public for this county and state, Jackson Bond who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/01/2024.

Notary's Seal (if on paper)

JENNIFER MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024