WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00.

Affiant

Subscribed and sworn to me on 11/30/23.

NOTARY PUBLIC

My Commission Expires: 9/8/25

Karen Johnson Davidson County
Batch# 1078004 DEEDWARR
12/04/2023 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20231204-0093337

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Austin Happel Jessica Lemon 2038 Nora Ln. Hermitage, TN 37076	Legacy Home Loans, LLC DBA Steadfast Mortgage 1036 Stearman Drive Suite 6 White House, TN 37188	085 04 0 008.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Johnny Eric Patterson, a married man, and Charles Austin Helton and Lucy Helton, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Austin Happel and Jessica Lemon, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Stones River Estates, Section 1, of record in Book 2900, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darryl S. Glascock and wife, Lynda T. Glascock by deed dated August 22, 2002 from Thomas M. Taylor, an unmarried person, of record in Instrument No. 20020828-0104493, Register's Office for Davidson County, Tennessee,

Being the same property conveyed from Darryl S. Glascock and Lynda T. Glascock, husband and wife by deed dated April 4, 2023 to Johnny Eric Patterson and Charles Austin Helton and Lucy Helton, recorded April 25, 2023 in Instrument No. 20230425-0030321, Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any marital rights therein.

This is improved property known as 2038 Nora Ln., Hermitage, Tennessee 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 11/ 28 /23.

Johnny Eric Patterson

Charles Austin Helton

Lucy Helton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 11/ 28 /23, before me personally appeared Johnny Eric Patterson, Charles Austin Helton and Lucy Helton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 11/ 28 /23.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE LOVED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9/8/2025

Certificate of Authenticity

I, John Cobb Rochford, 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 on **November 30, 2023.**

Signature 11/30/2023

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 30th day of November, 2023.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY