Karen Johnson Davidson County
Batch# 1078218 DEEDWARR
12/05/2023 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20231205-0093680

WARRANTY DEED

KAZ ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-07-2025

File #23-PA-1809-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary P. Patton, Trustee of Jeffrey F. Patton 2023 GST-Exempt Family Trust dated May 3, 2023	**New Owner**	
(NAME)	(NAME)	**117 04 0 323.00**
3538 Richland Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEVIN J. EASTON AND ROSE E. FAEGES-EASTON, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY P. PATTON, TRUSTEE OF JEFFREY F. PATTON 2023 GST-EXEMPT FAMILY TRUST DATED MAY 3, 2023** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Lands, of record in Plan Book 1, Page 22, Chancery Court at Nashville, described as follows:

Beginning at a point in the Southerly margin of Cedar Lane 475 feet 9 inches, more or less, East of the Southeast intersection of said Lane and Battery Place, extended; thence Easterly along the Southerly margin of Cedar Lane 100 feet to the Northwest corner of the C.W. Wertz Lot; thence along Wertz's Westerly line Southerly 160 feet to the Northerly margin of a 15-foot alley; thence with the margin of the same Westerly around a curve 115 feet to a point 493 feet East of the Northeast intersection of said alley and Battery Place extended; thence Northerly 160 feet to the point of beginning.

Being the same property conveyed to Kevin J. Easton and Rose E. Faeges-Easton, by Warranty deed from Harvell Hester, Devisee of the Estate of Clarice Hester Penuel of record in Instrument No. 20150805-0078013 Register's Office for Davidson County, Tennessee, dated July 31, 2015 and recorded on August 05, 2015.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and beyond, a lien not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A.B. Montgomery Lands, as recorded in Plat Book 1, Page(s) 22.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 3984, Page 585.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1809 Cedar Lane, Nashville, TN 37212**.

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 do 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 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 the 1st day of December, 2023.

Kevin J. Easton

Rose E. Faeges-Easton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Kevin J. Easton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2023, before me personally appeared Rose E. Faeges-Easton, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of December, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 1 day of December, 2023.

Affiant Signature

Date 12/1/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of December, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027