39B

G#37028-2

WARRANTY DEED

Karen Johnson
Batch # 1081562
12/13/2023 01:41:06 PM
Fees: $13.00 Taxes: $2,812.00

Davidson County
DEEDWARR
2 pgs

20231213-0096239

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$760,000.00**

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2023.

Notary Public

My commission expires: 7/6/24
(AFFIX SEAL)

LYDIA H WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
John C. Orr, Mikhayla Manganello and Jefferson C. Orr	American Pacific Mtg Corp	**131 04 0 082 00**
1116 Belvidere Drive	3000 Lava Ridge Ct #200	
Nashville, TN 37204	Roseville, CA 95661	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Charles Colcorde Patterson and Emmy Masur Patterson
f/k/a Julia Emily Masur, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

John C. Orr, a single man, and Mikhayla Manganello, a single woman, and Jefferson C. Orr, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 19 and the easterly 39.10 feet front and 39.48 feet rear of Lot No. 20 of Block 12 on the Plan of College Park, of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee.

SAID Lot and part of said Lot adjoin and front together 90.0 feet on the northerly side of Belvidere Drive and run back between lines 167 feet 3 inches on the easterly line and 170.96 (shown as 175 per mapping) feet on the westerly line to a line in the rear on which it measures 89,40 feet.

BEING the same property conveyed to Charles Colcorde Patterson, unmarried, and Julia Emily Masur, unmarried, as joint tenants with right of survivorship, by Warranty Deed dated December 18, 2018, from Carol T. Nixon, of record in Instrument No. 20181219-0123146, Register's Office for Davidson County, Tennessee. The parties having married and the said Julia Emily Masur now being known as Emmy Masur Patterson, as changed in the Chancery Court for Davidson County, Tennessee, in Case Number 21-0229-IV.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee;

2) Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, for storm sewer of record in Book 3893, Page 142, Register's Office for Davidson County, Tennessee;

3) Subject to the flow of a branch running through the property; and,

4) Taxes for the current year which have been prorated and paid by the Grantors herein and the Grantees assume any subsequent years, not yet due and payable.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved property, known as: **1116 Belvidere Drive, Nashville, TN 37204**.

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 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 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 **8th** day of **December, 2023.**

Charles Colcorde Patterson

Emmy Masur Patterson (f/k/a Julia Emily Masur)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Charles Colcorde Patterson and Emmy Masur Patterson (f/k/a Julia Emily Masur), husband and wife,** the within named sellers, 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 official seal at Nashville, Tennessee, this **8th** day of **December, 2023.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON