This Instrument Prepared By and ~~Returned To~~: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20238524B **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$190,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 8th day of March, 2024. Notary Public My Commission Expires: 4/26/26

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 8th day of March, 2024, among:

CAMERON FORMICA AND HARMONY FORMICA

MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOEL PATIN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Karen Johnson Davidson County
Batch # 1109495 DEEDWARR
03/11/2024 10:23:54 AM 3 pgs
Fees: $18.00 Taxes: $704.85

20240311-0016620

Land in Davidson County, Tennessee, being Unit 45 on the Plan of Condominium Site of Priest Lake Forest, Section 4, as shown on plat of record in Plat Book 5200, page 573 and amended in Plat Book 5200, page 574, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cameron Formica, a single man by deed from Amrollah Sharifi, married, dated April 24, 2017, of record in Instrument No. 20170428-0041758, Register's Office for Davidson County, Tennessee.

This property being known as 3512 Seneca Forest Drive, Nashville, TN 37217.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Cameron Formica

Cameron Formica

Harmony Formica

Harmony Formica

State of ALABAMA

County of MOBILE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Cameron Formica and Harmony Formica, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of March, 2024.

Cynthia M Trainor

Notary Public
My Commission Expires: 1-4-2025

STATE OF ALABAMA NOTARY PUBLIC
CYNTHIA M TRAINOR
My Commission Expires
January 4, 2025

Owner Name & Property Address:

Name: Joel Patin
Address: 3512 Seneca Forest Drive
City, State, Zip: Nashville, TN 37217

Responsible Party For Taxes:

Name: Rocket Mortgage, LLC
Address: 1050 Woodward Ave.
City, State, Zip: Detroit, MI 48226-1906

Tax ID: 136-10B-022.00

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075