Prepared by:
Tennessee Title & Escrow Affiliates, LLC
206 Gothic Court, Suite 300
Franklin, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 22 day of March 2024.

Notary Public
My commission expires: 6-17-2024

Karen Johnson
Batch # 1114496
03/25/2024 09:31:44 AM
Fees: $13.00 Taxes: $1,665.00

20240325-0020364

Davidson County
DEEDWARR
2 pgs

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Jason Pate 5476 Almaville Road Smyrna, TN 37167	New Owner	132-16-0-044.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph S. Wash, Trustee of the Wash Family Trust dated January 3, 2024,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Jason Pate, a married man,** hereinafter called the Grantee(s), their heirs 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. 795, on the Plan of Section Thirteen, Caldwell Hall, of record in Book 3300, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 821 fronts 80 feet on the southerly side of Lynn Drive, and extends back 199.1 feet on the westerly line and 229.76 feet on the easterly line, to a dead line in the rear which is a broken line on which it measures 97.47 feet.

Being the same property conveyed Thomas C. Wash, Jr. and wife, Frances Hyden Wash, by Warranty Deed from Andrew Ewing, Trustee, dated July 10, 1962 of record in Book 3535, page 617, Register's Office for Davidson County, Tennessee. Frances Hyden Wash having since died on Mary 26, 2014 vesting fee simple title to Thomas C. Wash, Jr. as the surviving spouse.

Further, being the same property conveyed to Wash Family Trust by Quitclaim Deed from Thomas C. Wash, Jr. dated January 3, 2024 of record as Instrument No. 20240103-0000658, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 415 Lynn Drive, Nashville, TN 37211

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 22nd day of March, 2024.

Wash Family Trust dated January 3, 2024

By: Joseph S. Wash
Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Joseph S. Wash, Trustee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee (or other officer authorized to execute the instrument) of the **Wash Family Trust dated January 3, 2024**, the within named bargainor, a Trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee (or other authorized officer).

Witness my hand and official seal at Franklin, Tennessee, this the 22nd day of March, 2024.

Notary Public

My Commission expires: 6-17-2024

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 2024037896