RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-20103-24

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1116570 DEEDWARR
03/28/2024 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20240328-0021835

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 day of March 2024

NOTARY PUBLIC

My commission expires: 6-1-2027

BRYANT L GRANTHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Stieglitz and Amanda Stieglitz * Nashville, TN 37214 *2112 Dearborn Dr.	Same address as new owner	095-01-0-008

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY THREE THOUSAND AND 00/100 Dollars ($383,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **PHYLLIS W. PATIENCE, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PAUL STIEGLITZ AND AMANDA STIEGLITZ, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Donelson Hills, of record in Book 2331, pages 22 and 23, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Randy A. Patience and wife, Phyllis W. Patience, from Emma N. Crabb, a widow, by Warranty Deed dated September 17, 1999 and recorded September 21, 1999 in Book 11670, page 14, said Register's Office. The said Randy A. Patience having died July 7, 2023, intestate, leaving Phyllis W. Patience as surviving grantee by the entirety.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved X improved property, known as: 2112 Dearborn Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and

title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 28th day of March, 2024

GRANTOR(S)

Phyllis W. Patience

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public, Phyllis W. Patience, an unmarried woman, 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 seal, this the 28th day of March, 2024.

Notary Public

Bryant L. Grantham

Printed Notary Name

My commission expires: 6-1-2025

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 March 28, 24 (date of document).

Jennifer L. Pennell

March 28, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

