**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 240447450**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $545,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2024.

Notary Public
My Commission Expires

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Karen Johnson Davidson County
Batch # 1130063 DEEDWARR
05/02/2024 11:10:04 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50
20240502-0032199

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Sarah Patrick and Clayton Patrick<br>130 Port Drive<br>Madison TN 37115 | New Owner | Tax Parcel ID No.<br>042 13 0 064.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dawn Patrick, an unmarried woman,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sarah Patrick and Clayton Patrick, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 94 on the Plan of Sherry Heights, Section III, of record in Plat Book 2331, Page (s) 126 and 127, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dawn Patrick, an unmarried woman, by Warranty Deed from Stathan LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220222-0019874, in the Register's Office of Davidson County, Tennessee, dated February 18, 2022 and recorded on February 22, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sherry Heights, Section III, as recorded in Plat Book 2331, Page(s) 126 & 127.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2543, Page 437.
Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract

This is improved property located at 130 Port Drive Madison TN 37115

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 30th day of April, 2024.

Dawn Patrick by Sabrina Schulhauser, Attorney-in-Fact

Dawn Patrick by Sabrina Schulhauser, Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Dawn Patrick and that she is authorized by Dawn Patrick to execute this instrument on her behalf.

Witness my hand, at office, this 30th day of April, 2024.

_____
Notary Public
My Commission Expires: _____

