Karen Johnson Davidson County
Batch# 1144306 DEEDWARR
06/06/2024 01:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,721.60
20240606-0042518

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **465,298.00**

Holly Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of June, 2024

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Sondra Mourgey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Christian Wilson and Kaitlyn Paige Wilson	New Owner	182060B09600C0
(NAME) 2324 Aniston Court	(NAME) **2324 Aniston Court**	
(ADDRESS) Antioch, TN 37013	(ADDRESS) **Antioch, TN 37013**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

TYLER CHRISTIAN WILSON AND KAITLYN PAIGE WILSON, HUSBAND AND WIFE,

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 all of Lot No. 96, Old Hickory Crossing Phase 3 as shown on Cluster Lot Subdivision Final Plat Old Hickory Crossing Phase 3 Lots 1-13 and 83-108 of record in Instrument No. 20220824-0095741, Register's Office for Davidson County, Tennessee, reference here made for a more complete description thereof.

Being part of the same property conveyed to Patterson Company, LLC, a Tennessee Limited Liability Company by Deed dated May 17, 2023 from Richard D. McAdams, recorded May 19, 2023, in Instrument Number 20230519-0037657, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2324 Aniston Court, OHC 96, Antioch, TN 37013

LT&E File #20908

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, their heirs and assigns forever; and we do covenant with 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 3rd day of June, 2024

Patterson Company, LLC, a Tennessee Limited Liability Company

By: _____
J. Trent Lehman, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the state and county mentioned, personally appeared J. Trent Lehman, Authorized Agent of Patterson Company, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Patterson Company, LLC, the within named bargainor, a Limited Liability Company, and that such J. Trent Lehman, Authorized Agent of Patterson Company, LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, this 3rd day of June, 2024.

_____
Notary Signature

Printed Name: Karly Pickerign

My commission expires: 9/21/25

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #20908

Certificate of Authenticity

I, Holly Ray, 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 06/03/2024.

Date

Holly Ray

Affiant Signature

06/03/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3rd day of June, 2024.

Notary's Signature

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

My Commission Expires: _____

Date

Notary's Seal (if on paper)