Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1149798 DEEDWARR
06/24/2024 01:06:51 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20240624-0046817

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of June, 2024.

Notary Public

My commission expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kyle McMaster and Lisa McMaster	New Owner	**187-09-0A-142.00-CO**
4056 Liberton Way	**New Owner**	
Nolensville, TN 37135		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jordan Patterson and Hannah Patterson, husband and wife*

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kyle McMaster and Lisa McMaster, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Phase Eight, Burkitt Village, an SP Subdivision of record in Plat at Instrument No. 20170816-0084229, 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 Jordan Patterson, an unmarried man and Hannah Caylor, an unmarried woman, as Tenants in Common with Right of Survivorship by Warranty deed from Yazdian Development Group, Inc., a Tennessee Corporation of record in Instrument No. 20181030-0107278 Register's Office for Davidson County, Tennessee, dated October 15, 2018 and recorded on October 30, 2018.

*The said Jordan Patterson and Hannah Caylor, who is now known as Hannah Patterson, having since married on April 23, 2019, join in the conveyance of this property as husband and wife.

This is improved property known as **4056 Liberton Way, Nolensville, TN 37135.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds their self, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 18th day of June, 2024.

Jordan Patterson

Hannah Patterson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jordan Patterson and Hannah Patterson, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 18th day of June, 2024.

Notary Public
My Commission Expires: 12/20/27



Lenders Title Company File No. 24-001401-524