WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00
Karen Johnson Davidson County Batch# 1150942 DEEDWARR 06/26/2024 09:16:30 AM 3 pgs Fees: $18.00 Taxes: $2,035.00 20240626-0047672	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of June, 2024 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. AD-24-6910	

EMILY MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Bequette and Barbara Bequette	**New Owners**	
(NAME) 211 Fall Street	(NAME) **615 Main St, Ste. 120**	083-06-0-177.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) **Nashville, TN 37206**	
(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, I/we, **Janice E. Patterson n/k/a Janice Parnell, Jennifer L. Meador, Julie Patterson, Judy G. Patterson, Donald K. Patterson, and Charles D. Patterson, Heirs at Law of Betty M. Patterson, Deceased**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Bequette and Barbara Bequette, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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 the easterly one-half of Lot No. 7, on the Map of Sneed and Hamilton's Re-Subdivision of Lots Nos. 2, 3, 7, 8, 9, 10, 15, 16, 17 and 18 in the First Subdivision of Brownsville, as of record in Book 161, Page 149, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Betty M. Patterson, by Warranty Deed from John L. Gill dated June 22, 1988 and recorded July 18, 1988 in Book 7601, Page 56, Register's Office of Davidson County, Tennessee.

Betty M. Patterson subsequently died intestate on December 9, 2023, thereby vesting ownership into her heirs at law: Julie Patterson, Charles D. Patterson, Judy G. Patterson, Donald K. Patterson, Janice E. Patterson, and Jennifer L. Meador. SEE ALSO: Affidavit of Heirship in Instrument No. 20240411-0025935, Register's Office of Davidson County, Tennessee.

Shannon Patterson executed the foregoing instrument on behalf of Donald K. Patterson , as pursuant to the executed Power of Attorney, recorded simultaneously herewith in Instrument No. 202406260047671, in Davidson County Register's Office.

This is property more commonly known as 211 Fall Street, Nashville, TN 37206.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 21st day of June, 2024.

Janice Parnell

Jennifer L. Meador

Julie Patterson

Judy G. Patterson

Donald K. Patterson by Shannon Patterson, Attorney-In-Fact

Charles D. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of June, 2024, before me personally appeared Janice Parnell, Jennifer L. Meador, Julie Patterson, Judy G. Patterson and Charles D Patterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of June, 2024.

Notary Signature
My commission expires:

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Shannon Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Donald K. Patterson and that he/she is authorized by Donald K. Patterson to execute this instrument on his/her behalf.

Witness my hand, at office, this 21st day of June, 2024.

Notary Signature
My commission expires:

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Adde Dilworth, 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 **June 21, 2024**.

Date

Affiant Signature

June 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **June**, 20**21**.

Notary's Signature

My Commission Expires: 05-05-2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025