This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This space intentionally left blank for recording purposes.

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Karen Johnson Davidson County
Batch# 1154177 DEEDWARR
07/03/2024 03:36:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240703-0050479

New Owner:	**Send Tax Bill:**	**Map/Parcel**
KERRY E. PATTERSON, Trustee CAROLYN S. PATTERSON, Trustee PATTERSON REVOCABLE LIVING TRUST dated FEBRUARY 14, 2007 51 Abingdon Court Brentwood TN, 37027	SAME	160 11 0A 011.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

AFFIANT

Sworn to and subscribed before me this July 3, 2024.

Notary Public

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

My Commission Expires: MARCH 18, 2028

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, KERRY E. PATTERSON and spouse, CAROLYN S. PATTERSON, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to KERRY E. PATTERSON, and CAROLYN S. PATTERSON, Trustees of the PATTERSON REVOCABLE LIVING TRUST, dated FEBRUARY 14, 2007 as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this July 3, 2024.

By: Kerry E. Patterson
KERRY E. PATTERSON

Carolyn S. Patterson
CAROLYN S. 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 KERRY E. PATTERSON and CAROLYN S. PATTERSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 3, 2024.

Noley Roberts
NOTARY PUBLIC

My Commission Expires: March 18, 2028

NOLEY ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MARCH 18, 2028

Exhibit A

Property Description

Said property is described to wit:

LAND in Davidson County, Tennessee, being Lot No 11 on the Plan of Phase 1, Hemmingwood of record in Plat Book 6900, pages 6, 7 and 8, Register's Office for said County

SAID Lot No. 11 fronts 85 69 feet on the northwesterly margin of Abingdon Court and extends back 373 19 feet on the northeasterly lien and 225.09 feet on the southwesterly lien to a dead in the rear, measuring 250 0 feet thereon.

BEING the same property conveyed to J. Donald Jernigan, Jr. and wife, Mary Ann Jernigan by deed from Lucille S Milton, married, of record in Book 10036, page 113, Register's Office for said County. J. Donald Jernigan has since conveyed all his interest in subject property to Mary Ann Jernigan by Quitclaim Deed of record in instrument No. 20000202001 1106 Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6900, Pages 6, 7 and 8, said Register's Office, which Plan shows a 20 foot minimum building setback line from Abingdon Court together with a designated building site and a 10 foot easement for public utility and drainage purposes along the rear line and a 10 foot easement for public utility purposes along the front line of said lot, The Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387 and Book 7474, page 205, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars

This is improved property, known as: 51 Abingdon Court, Brentwood, Tennessee 37027

Being the same property conveyed to KERRY E. PATTERSON and spouse, CAROLYN S. PATTERSON, husband and wife, by Warranty Deed of record from MARY ANN JERNIGAN, unmarried, in Instrument No. 20021003-120639 Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 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 may appear in the appropriate public record, as well as the following:

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 51 Abingdon Court, Brentwood, Tennessee 37027.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 July 3, 2024 (date of document).

Signature

July 3, 2024
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

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

Notary Public
My Commission expires: 1/26/25

LINDSAY WEISS HINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 26, 2025