Karen Johnson Davidson County
Batch# 1173175 DEEDWARR
08/22/2024 10:26:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20240822-0064541

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH24-08104

Address of New Owner:	Send Tax Bills to:	Tax Information:
Aaron Patarello 131 Five Oaks Drive Nashville, TN 37217	Mortgage Research Center, LLC dba Paddio 1400 Forum Blvd, Ste. 18 Columbia, MO 65203	107-05-0A-131.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Meagan Grossholz, a single woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Aaron Patarello, a single man** hereinafter called the Grantees, their successors 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 Unit No. 131, on the Plan of Five Oaks formerly The Meadow, a Planned Unit Development (erroneously referenced in prior deed as Five Oaks, formerly the Meadows, a Planned Unit Development), a Planned Unit Development, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Book 5781, Page 563; Book 5784, Page 563; and Book 5957, Page 930 (erroneously omitted in prior deed), and as shown by Plat of record in Book 5200, Page 355, as amended in Book 5784, Page 521 , 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 Meagan Grossholz, a single woman by Warranty Deed from Dafina Czernqczky, now Lowry, a married woman of record in Instrument No. 20200921-0108077 Register's Office for Davidson County, Tennessee, dated September 21, 2020 and recorded on September 21, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 131 Five Oaks Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

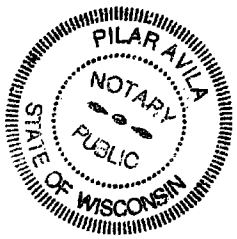
Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 7 day of August, 2024

Meagan Grossholz

STATE OF Wisconsin

COUNTY OF Brown



Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Meagan Grossholz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Green Bay, Wisconsin, this 7 day of August, 2024.

Pilar Avila
Notary Public

My Commission Expires: 9/6/2027

True Copy Certification

I, Yvette Meldrum, 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 August 9, 2024

Signature
August 9, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 9, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY