Karen Johnson Davidson County
Batch# 1186567 DEEDWARR
09/26/2024 08:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240926-0074540

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Road, Suite 100
Mt. Juliet, TN 37122
SG-24-4341

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of September, 2024

Notary Public

Commission Expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Windel L. Patterson, Jr. 4812 Sierra Drive Old Hickory, TN 37138	Legacy Home Loans, LLC DBA Steadfast Mortgage 408 Highway 76 White House, TN 37188	052F-A-025.01-000

WARRANTY DEED

FOR AND IN 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,

Robyn Swafford, a married woman, and William Nolan Reuther, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Windel L. Patterson, Jr, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Wilson County, Tennessee, being Lot No. 465 on the Plan of Addition to Shiloh Park, Sections 2 and 3, of record in Book 10, Page 11, in the Register's Office of Wilson County, Tennessee and Lot 465, SECTION FOUR, SHERWOOD FOREST of record in Book 4460 Pages 182 and 183, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 465 fronts 74.00 feet on the westerly side of Sierra Drive and runs back 157.09 feet on the southerly line and 192.00 feet on the northerly line, to a rear line measuring 116.83 feet thereon.

This conveyance is made subject to the plan of record which shows an owners certificate, a 30-foot minimum building setback line from Sierra Drive, and a 10-foot easement for public utility and drainage purposes along the rear line of said lot, and shows Davidson-Wilson County line traversing rear portion of said lot; restrictions of record in Book 322, page 368, Register's Office for Wilson County, Tennessee.

Lot 465, SECTION FOUR, SHERWOOD FOREST of record in Book 4460 Pages 182 and 183, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William D. Reuther and wife, Nancy V. Reuther by Warranty Deed from Ben Merritt and wife, Bonnie R. Merritt d/b/a Ben Merritt Construction Company of record in Book 268, Page 27, Register's Office for Wilson

County, Tennessee, dated August 2, 1974 and recorded on August 6, 1974, also recorded in Book 4992, Page 950 in the Register's Office for Davidson County, Tennessee. The said William D. Reuther died on or about November 18, 1988, leaving Nancy V. Reuther as the surviving tenant by the entirety. The said Nancy V. Reuther, also known as Nancy Nolan Reuther, died on or about November 24, 2022. Reference is made to her last will and testament, admitted to probate in the Probate Court for Wilson County, Tennessee, Docket No. 2023PR10, in which she names Robyn R. Reuther and William D. Reuther as devisees.

Subject property has never been the primary or marital residence of the grantors nor the grantor's spouse.

Robyn R Reuther is one and the same person as Robyn Swafford.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4812 Sierra Drive, Old Hickory, TN 37138

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 so 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.

Dated this the 24th day of September, 2024.

Robyn Swafford
Robyn Swafford

STATE OF TENNESSEE
COUNTY OF WILSON

On this 24th day of September, 2024, before me personally appeared Robyn Swafford, 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 24th day of September, 2024.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Dated this the 23rd day of September, 2024.

William Nolan Reuther

STATE OF TENNESSEE
COUNTY OF KNOX

On this 23rd day of September, 2024, before me personally appeared William Nolan Reuther, 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 23rd day of September, 2024.

Notary Signature
My commission expires: 04/29/2026

PAMELA A BARGMAN
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

BK/PG:2333/308-311
24144183

4 PGS : DEED	
SUE SHELTON 566060 - 24144183	
09/25/2024 - 03:25 PM	
VALUE	395000.00
MORTGAGE TAX	0.00
TRANSFER TAX	1461.50
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1484.50

STATE of TENNESSEE, WILSON COUNTY
JACKIE MURPHY
REGISTER OF DEEDS

True Copy Certification

I, **Pam Autry,** 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 this the 24 day of September, 2024.

Affiant Signature

Date 9/24/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 24 day of September, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028