WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF Sept, 2024

Notary Public

MY COMMISSION EXPIRES: . 4-13-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1188580 DEEDWARR
10/02/2024 09:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20241002-0076290

This area for recording stamp

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

MST 2024-1302

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel W. Patrick	Same as New Owner	091-15-0-228.00
(NAME)	(NAME)	
309 50th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(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, WE, **Robert T. Patrick,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Patrick, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 5 on the Plan of Revised Map of D. E. Rutherford's Subdivision of Block 10 of Charlotte Pike Company's Addition to Nashville, of record in Plat Book 547, Page 164, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 60 feet on the westerly side of 50th Avenue North and runs back between parallel lines 155 feet to an alley in the rear.

Being the same property previously conveyed to Robert T Patrick by Warranty Deed from Carolyn H . Lummis, et al recorded on December 3, 2012 in Instrument No. 20121203-0111057 in the Register's Office of Davidson County, TN.

AND

By Contract to Give Deed dated 03/01/2016 and recorded on April 8, 2016 in Instrument No. 20160408-0033752, said Register's Office, Robert T Patrick contracted with Rachel Patrick Rogers and was finally satisfied by conveyance in Instrument No. 20240708-0050821, said Register's Office.

Being the same property conveyed to Robert T. Patrick by Quitclaim deed from Rachel W. Patrick in Instrument No. 20240904-0068180, Register's Office for Davidson County, Tennessee dated September 3, 2024 and recorded September 4, 2024.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2024, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 547, Page 164, Register's Office for Davidson County, Tennessee

This property, known as 309 50th Ave N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(s) this 24 DAY OF September, 2024.

Robert T. Patrick

Robert T. Patrick

STATE OF Tennessee

COUNTY OF Gibson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Robert T. Patrick, 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.

Witness my hand and official seal at office, this 24 day of September, 2024.

Lisa Stockard

Notary Public

My commission expires: 4/1/2028

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GIBSON COUNTY LEISA STOCKARD

Gibson Co, Tn

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 September 24, 2024.

Signature
September 24, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this September 24, 2024

Notary's Signature

My Commission Expires: 4-13-25

