Name and Address of New Owner:
Jeffry Steven Breitigan
1409 Autumn Knoll Road
Nashville, TN 37076

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1212911 DEEDWARR
12/05/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,716.80
20241205-0094619

This Instrument Prepared By:
Tahira Pyszka
Limestone Title, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 086-08-0B-004-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Maxwell Wilson and Krista Patterson-Wilson, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffry Steven Breitigan, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Lying and being in Davidson County, Tennessee, and being Lot No. 484 on the Plan of Final Subdivision Plan, Planned Unit Development, Re-Subdivision of Lots 483, 484, & 485, Camden Woods, Phase III-B, of record in Book 7900, page 823, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Krista Patterson, an unmarried woman, and Maxwell Wilson, an unmarried man, joint tenants with rights of survivorship, from James Alexander Barrett and Jessica Ann Barrett, husband and wife, by Warranty Deed dated January 27, 2023 and recorded January 31, 2023 in Instrument #20230131-0006995, said Register's Office. The said Krista Patterson is now married to Maxwell Wilson and known as Krista Patterson-Wilson.

Property more commonly known as 1084 Tulip Grove Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

24NT 01276

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 4th day of December, 2024.

Maxwell Wilson (SEAL)
Maxwell Wilson

Krista Patterson-Wilson (SEAL)
Krista Patterson-Wilson

STATE OF Virginia
COUNTY OF Henrico

On this 4th day of December, 2024, before me personally appeared Maxwell Wilson and Krista Patterson-Wilson, 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 4th day of December, 2024.

Notary Signature Jessica Caryn Gerald
My commission expires: 3/31/2027
#8052140

JESSICA CARYN GERALD
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
REGISTRATION # 8052140
MY COMM. EXPIRES 03-31-2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $464,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 4th day of December, 2024.

Marcia Escobar
Notary Signature
My commission expires: 10.25.2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 Dec 4, 2024 (date of document).

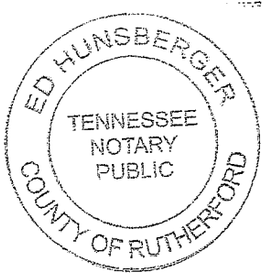
Affiant Signature

December 5, 2024
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th of December, 2024.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26