NEW OWNER:
BLAKE PATTERSON
514 SOUTHGATE AVENUE
NASHVILLE, TN 37203

SEND TAX BILLS TO:
UNITED WHOLESALE MORTGAGE, LLC
585 SOUTH BLVD E
PONTIAC, MI 48341-3163

Map & Parcel

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 24-1417

Space for Recorder's Stamp

Karen Johnson
Batch # 1220048
12/26/2024 01 50 36 PM
Fees $18 00 Taxes $3,013 01

Davidson County
DEEDWARR
3 pgs

20241226-0099886

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eight Hundred Fourteen Thousand Three Hundred Twenty-Seven and 71/100 Dollars ($814,327.71)** cash in hand paid, the receipt of which is hereby acknowledged, **LHT OLD, INC., a Tennessee corporation (formerly known as) LANDMARK HOMES OF TENNESSEE, INC., a Tennessee corporation,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto BLAKE PATTERSON, a single man, "Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 2, as established by Declaration of Covenants, Conditions, and Restrictions for Southgate Station, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170726-0075875; as amended in Instrument No. 20171130-0122369, as further amended in Instrument No. 20190613-0057134; and as supplemented in Instrument No. 20210129-0013221, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "C," to which declaration specific reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Southgate Station, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20170726-0075875; as amended in Instrument No. 20171130-0122369; as further amended in Instrument No. 20190613-0057134; and as supplemented in Instrument No. 20210129-0013221, and Bylaws appended thereto as Exhibit "B", Register's Office

for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being the same property conveyed to LANDMARK HOMES OF TENNESSEE, a Tennessee Limited Liability Company, by Warranty Deed from Southgate Partners, LLC, a Tennessee limited liability company, dated March 22, 2023, and of record in Instrument No 20230324-0021587, as corrected by Scrivener's Affidavit of record in Instrument No. 20241219-0098679, Register's Office for DAVIDSON County, Tennessee LANDMARK HOMES OF TENNESSEE, INC., a Tennessee corporation is now known as LHT OLD, INC., a Tennessee corporation by Articles of Amendment filed with the Tennessee Secretary of State on July 1, 2024.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor

THIS IS IMPROVED PROPERTY more commonly known as **514 SOUTHGATE AVENUE, NASHVILLE, TN 37203.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170726-0075875, amended in Instrument No. 20171130-0122369, Instrument No. 20190613-0057134 and in Instrument No. 20210129-0013221, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 19th day of December, 2024.

LHT OLD, INC.

BY: GARY WISNIEWSKI, PRESIDENT

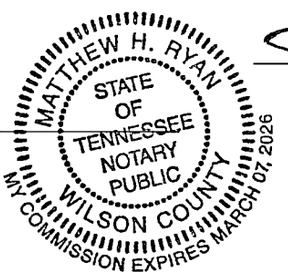
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **GARY WISNIEWSKI**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **PRESIDENT** of **LHT OLD, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 19th day of December, 2024.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$814,327.71.**

AFFIANT

Sworn to and subscribed to before me this 19th day of December, 2024.

NOTARY PUBLIC

My commission expires: 