THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250149681**	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ SUMNER The actual consideration or value, whichever is greater, for this transfer is: $930,000.00. Affiant Subscribed and sworn to before me, this 18th day of February, 2025. Notary Public My Commission Expires: 4/26/25

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 1238841 DEEDWARR
02/20/2025 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $3,441.00
20250220-0012301

WARRANTY DEED

Address New Owner: Russell Scott Lynn and Weatherly Lynn 420 Rolling Mill Road Old Hickory TN 37138	Send Tax Bills To: Legacy Home Loans, LLC dba Steadfast Mortgage 408 Highway 76 White House, TN 37188	Tax Information: Tax Parcel ID No. 064-02-0-083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dipak Patel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Russell Scott Lynn and Weatherly Lynn, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 223, as shown on the map entitled Brandywine Farms Section 12, of record in Plat Book 4660, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DIPAK PATEL, by deed from LOUISE M. COX, of record in Instrument No. 20210609-0077093, dated June 3, 2021, said Register's Office.

Said property was never the marital residence of Grantor.

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 record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 064-02-0-083.00.

Matters shown on the Plan of record in Plat Book 4660, page 51, said Register's Office.

This is improved property located at 420 Rolling Mill Road Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of February, 2025.

Dipak Patel

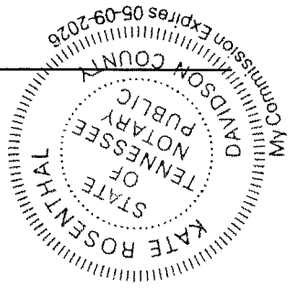
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dipak Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of February, 2025.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Amanda Maynor, 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

February 18, 2025.

Date

Affiant Signature

February 19, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **19** day of **February**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON