Name and Address of New Owner:
Four Lions Land Development, LLC and
3908 Lebanon Pike
Unit 386
Hermitage, TN 37076

Donati Development, LLC
645 Division Street
Unit 208
Nashville, TN 37203

Send Tax Bills To:
Four Lions Land Development, LLC and Donati Development, LLC
3908 Lebanon Pike
Unit 386
Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1240637 DEEDWARR
02/25/2025 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250225-0014019

This Instrument Prepared By:
R. Houston Akin
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, TN 37206

Map & Parcel No: 082-04-0-259

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, **Sam Patterson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Four Lions Land Development, LLC, a Tennessee Limited Liability Company, and Donati Development, LLC, a Tennessee Limited Liability Company,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING Lot No. 12, on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed from Resource² Inc., by Warranty Deed to James A. Patterson, unmarried, on July 27, 1995, of record in Book 9760, Page 432, Register's Office for Davidson County, Tennessee. James A. Patterson (a/k/a James Allen Patterson) died intestate on November 16, 2010. Property vested in the following intestate heirs of James A. Patterson in equal shares: Sam Patterson, James W. Patterson and Tammie Patterson. An Affidavit of Heirship describing the heirs at law of James Allen Patterson is of record in Instrument No. 20231116-0089494, said Register's Office.

Tammie Patterson and James W. Patterson conveyed all of their right, title and interest in

said property to Sam Patterson by Quitclaim Deed of record in Instrument No. 20250224-0013597, said Register's Office and Instrument Number 20250224-0013598 said Register's Office

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 20th day of February, 2025.

Sam Patterson (SEAL)
Sam Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of February, 2025, before me personally appeared Sam Patterson, 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 20th day of February, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

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 $250,000.00, 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 DAVIDSON

Sworn to and subscribed before me this 20th day of February, 2025.

Notary Signature
My commission expires: 9-21-27

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 20, 2025

February 24, 2025

R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714

JESSICA LYN DOYLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2026

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 24 day of February, 2025.

Notary Public:

My Commission Expires: 7.6.26