Name and Address of New Owner:
Patterson Project 615, LLC
811 Stockell Street
Nashville, TN 37207

Send Tax Bills To:
Patterson Project 615, LLC
811 Stockell Street
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 1241723 DEEDWARR
02/27/2025 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $666.00
20250227-0014436

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

Map & Parcel No: 082-04-0-225

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 **Patterson Project 615, LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 92 on the Map of Thornby Place of record in Book 332, page 3, Register's Office for Davidson County, Tennessee. Said Lot No. 92 fronts 50 feet on the northerly side of Carter Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson, by deed from Bobby Wallace Gidcomb and wife, of record in Book 5322, Page 627, said Register's Office. Cathey Patterson (a/k/a Kathey Patterson) conveyed, quitclaimed and transferred her right, title and interest in said property to James A. Patterson pursuant to a Marital Dissolution Agreement, by Quitclaim Deed executed on December 12, 1989 of record in Book 7751, Page 162, said Register's Office.

James A. Patterson deceased 11/16/2010 with intestate probate in the Davidson County Circuit court probate division, case no 11P522, leaving his heirs at law as follows, as evidenced by affidavit of heirship of record as instrument No. 202311160089494, Register's office of Davidson County, Tennessee: Tammie Patterson, Sam Patterson & James W. Patterson; home being sold pursuant to court order, docket No. 221219I, Davidson County Chancery Court. Subject to the interest of InvestSmart TN, LLC, pursuant to memorandum of record as instrument no. 202412110096118. James

Patterson and Tammie Patterson conveyed their interest in the property by Quitclaim Deed to Sam Patterson, of record in Instrument Number 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 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.

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 $180,000.00, 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