Name and Address of New Owner:
Paul Jeremy Pate
1300 Kermit Drive
Nashville, TN 37217

Send Tax Bills To:
Paul Jeremy Pate
1004 Annecy Parkway
Nolensville, TN 37135

Karen Johnson Davidson County
Batch# 1254218 DEEDWARR
03/31/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20250331-0024221

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 120-02-0-004

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, **Cynthia A. Todd, a single woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul Jeremy Pate, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 202 on the map of Miro Meadows, as of record in Book 1424, page 94 and 95, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Todd, a single woman, by Warranty Deed dated July 25, 2014 from Joanna Ortiz, unmarried, recorded August 8, 2014 in Instrument No. 20140806-0070619 in the 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 28th day of March, 2025.

Cynthia A. Todd (SEAL)
Cynthia A. Todd

STATE OF OREGON
COUNTY OF WASHINGTON

On this 28th day of March, 2025, before me personally appeared Cynthia A. Todd, 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 28th day of March, 2025.

Mary J Ceballos
Notary Signature
My commission expires: April 21, 2028

OFFICIAL STAMP
MARY JANE CEBALLOS
NOTARY PUBLIC-OREGON
COMMISSION NO. 1047489
MY COMMISSION EXPIRES APRIL 21, 2028

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $190,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 28th day of March, 2025.

Notary Public
My commission expires: 3/20/28
File No. 2025-7737-RS

MARION L REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 3/28/25 (date of document)

Regina Sullo

Affiant Signature

March 31, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 31 day of March 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COM... 9-2026

202503310024221