WARRANTY DEED

Karen Johnson
Batch # 1254735
04/01/2025 10 41 34 AM
Fees $13 00 Taxes $3,700 00

Davidson County
DEEDWARR
2 pgs

20250401-0024544

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08 2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,999 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21 DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Andrew T Williams and Natalie Williams	NEW OWNER	
(NAME)	(NAME)	104 11 0 079 00
2514 Fairfax Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ALINE PATTE, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW T. WILLIAMS AND NATALIE WILLIAMS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No. 7 on the unrecorded Plan of L. A. BAUMAN'S PROPERTY, described according to a survey made by W. B. Southgate, Surveyor, December 1928, as follows: Beginning at a point on the northerly margin of Jones Avenue 83 feet West of the Westerly margin of Browns Lane, said point being the Southwest corner of the property conveyed to Frank E. McMurry and wife, by deed from L. C. Turpen of record in Book 846, Page 652, Register's Office for said County; thence with said McMurry's Westerly line, Northerly 165 feet, more or less to the Southerly margin of an alley; thence with said alley Westerly 55 feet to the Northeast margin of the Procter Lot; thence with the Easterly margin of said Proctor Lot; Southerly 165 feet more or less to Jones Avenue; thence with the margin of said Avenue, Easterly 56 feet to the point of beginning.

Being the same property conveyed to DANIEL M. PATTE and wife, ALINE PATTE, by Warranty Deed from U. T. ALLEN, of record in Book 4693, Page 207,in the Register's Office for Davidson County, Tennessee, dated March 28, 1973, and recorded on March 29, 1973. Daniel Marcel Patte died on September 2, 2024, leaving his wife, Aline Patte as the surviving spouse by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2514 Fairfax Avenue, Nashville, TN 37212
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my hand this 27 day of March, 2025

Aline Patte

ALINE PATTE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aline Patte, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 27th day of March, 2025

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27

MO2025-374