WARRANTY DEED

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

Y-C-25-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $479,000 00

William Hudson Brewer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
William Hudson Brewer	**Same as New Owner**	
(NAME)	(NAME)	**091-14-0B-009 00-CO**
412 Patina Cir.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VANESSA A. PAZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM HUDSON BREWER,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 9 of the Final Plat of Patina Subdivision as recorded in Instrument No 20040226-0021916, 1st Revision of Plat at Instrument No 20040707-0080650, and Amended Instrument No 20041130-0141970, to which plat reference is hereby made for a more particular description, being a resubdivision of the southerly part of Lot 11 and all of Lot 12 of the map of W A Hinton's Subdivision of Block No 's 15 and 29 of the C C Verron Farm as of record in Book 332, page 113, and Lot 28 of the map of the C C Verron Farm, as of record in Book 161, page 164, in the Register's Office for Davidson County, Tennessee

Being the same property conveyed to Vanessa A Paz, unmarried by Warranty Deed from Shamrock Holdings, Inc of record in Instrument No 20050202-0012480 Register's Office for Davidson County, Tennessee, dated January 25, 2005 and recorded on February 02, 2005

This conveyance is subject to
- Subject to all matters shown on the Plan of record as Instrument Number 20040226-0021916, 1st Revision of Plat at Instrument No 20040707-0080650, and Amend Instrument No 20041130-0141970, Register's Office of Davidson County, Tennessee
- Covenants, Conditions and Restrictions of record in Instrument Number 20030930-0144301, amended in Instrument No 20070108-0003070, Instrument No 20070308-0028897 and Instrument No 20070510-0056185, Register's Office for Davidson County, Tennessee
- Articles of Incorporation of Patina Subdivision Homeowner's Association of record in Instrument Number 20030820-0120431, in the Register's Office for Davidson County, Tennessee
- Stormwater Agreement of record in Instrument Number 20040108-0003187, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **412 Patina Cir., Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

Karen Johnson
Batch # 1254774
04/01/2025 11 46 16 AM
Fees $13 00 Taxes $1,772 30

Davidson County
DEEDWARR
2 pgs

20250401-0024602

Witness my/our hand(s) this the 28th DAY OF MARCH, 2025

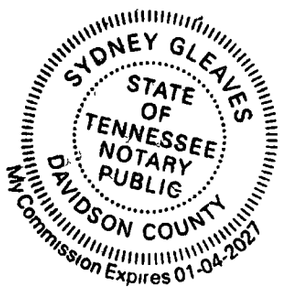
Vanessa A Paz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 28th of March, 2025

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212