THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-8363-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,900,000.00. Lydia Weaver Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF April 2025 Notary Public MY COMMISSION EXPIRES: 3/3/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1258055 DEEDWARR
04/11/2025 02 04 46 PM 2 pgs
Fees $13 00 Taxes $10,730 00
20250411-0027402

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Charles Pattison and Catherine Pattison	Primis Mortgage	
5847 E Ashland Drive	5535 Currituck Dr., Suite 120	145-09-0-056.00
Nashville, TN 37215	Wilmington, NC 28403	
(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, **John H. Brooks, Jr. and Jennifer R. Brooks, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HA`.VE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William Charles Pattison and Catherine Pattison, a married couple**

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. 97 on the Plan of Tyne Valley Estates, Section 5 of record in Plat Book 3600, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Henry Richter and Dina Richter, husband and wife by Warranty Deed from Joshua D. Malkofsky-Berger and wife, Rena S. Malkofsky-Berger of record in Instrument No. 20160121-0006268 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 21, 2016.

Being the same property conveyed to John H. Brooks, Jr. and Jennifer R. Brooks, husband and wife by Warranty Deed from Henry Richter and Dina Richter, husband and wife of record in Instrument No. 20240820-0063708 Register's Office for Davidson County, Tennessee, dated August 16, 2024 and recorded on August 20, 2024.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **5847 E Ashland Drive, Nashville, TN 37215**

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 our hands this the 10 day of April, 2025.

by Jennifer R Brooks, Attorney in Fact
John H Brooks, Jr.
BY: Jennifer R. Brooks, Attorney in Fact

Jennifer R Brooks

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 **Jennifer R. Brooks, Jr.,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **John H. Brooks, Jr.,** as his Attorney in Fact, as the free act and deed of the within named **John H. Brooks, Jr.**

Witness my hand and official seal this the 10 day of April, 2025.

My Commission expires Nov 8, 2027

Notary Public

R. L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

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 **Jennifer R Brooks,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of April, 2025.

My Commission expires: Nov 8, 2027

Notary Public

R L MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON