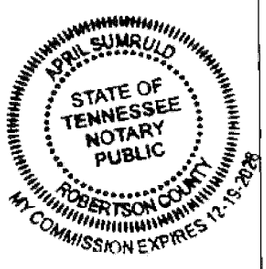
Karen Johnson Davidson County
Batch# 1263107 DEEDWARR
04/22/2025 01:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,470.75
20250422-0030725

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $397,500.00. Affiant Subscribed and sworn to before me, this the 18th day of April, 2025. Notary Public My commission expires: 12·19·2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brett M. Wilhelm and Julia Doherty	CrossCountry Mortgage, LLC	082-04-0-326.00
3704 Grubbs Road	2160 Superior Avenue	
Nashville, TN 37211	Cleveland, OH 44114	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISA BROWN, UNMARRIED AND TIMOTHY LAMONT PATTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRETT M. WILHELM AND JULIA DOHERTY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 4 of Block "B" on the Map of Nashville Trust Company's Subdivision of the Shyer Property, of record in Book 843, Page 25, Register's Office of Davidson County Tennessee.

Being the same property conveyed to Lisa Brown and Timothy Patton by Warranty Deed from Alice Joyce Elam, an unmarried woman of record in Instrument No. 20150722-0071883 Register's Office for Davidson County, Tennessee, dated July 22, 2015 and recorded on July 22, 2015.

Being the same property conveyed to Timothy Lamont Patton by Quitclaim Deed from Sharon Denise Patton of record in Instrument No. 20220203-0012914 Register's Office for Davidson County, Tennessee, dated February 02, 2022 and recorded on February 03, 2022.

A Final Decree of Divorce recorded in between Sharon Denise Patton and Timothy Lamont Patton entered in the Circuit Court of Davidson County, Tennessee, Docket No. 21D170.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 843 Seymour Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of April, 2025.

Lisa Brown

Timothy Lamont Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa Brown and Timothy Lamont Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2025.

Notary Public

My Commission Expires:

3-3-26

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 18. 2025.

Affiant Signature

22nd day of April, 2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028