WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-24076mC

Karen Johnson Davidson County
Batch# 1264896 DEEDWARR
04/25/2025 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20250425-0031778

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Davidson }
The actual consideration or value, whichever is greater for this transfer is: $345,000

Affiant Signature

Subscribed and sworn to before me on this the 24th Day of April 2025.

Notary Public
My Commission expires 03 / 21 / 2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

NAME AND ADDRESS OF PROPERTY OWNER:
James & Naomi B. Patton
1466 County Hospital Road
Nashville, NT 37218

SEND TAX BILLS TO:
James & Naomi B. Patton
1466 County Hospital Road
Nashville, NT 37218

MAP AND PARCEL NUMBER: Tax ID #: 08007008200

WARRANTY DEED

25NT00337

Effective the 24th Day of April, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Tri Group, LLC

Hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

James Patton and Naomi B. Patton, husband and wife

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 402 ON THE PLAN OF SECTION NINE, BORDEAUX HILLS, OF RECORD IN BOOK 4175, PAGE 116, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 402 FRONTS 58.0 FEET ON THE SOUTHEASTERLY MARGIN OF COUNTY HOSPITAL ROAD AND EXTENDS BACK 106.2 FEET ON TILE NORTHEASTERLY LINE AND 108.3 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 64.39 FEET THEREON.

Being the same property conveyed to Tri Group, LLC from Harold D. Plemons and Carolyn Plemons, husband and wife, by Quitclaim Deed dated 07/17/2024 and recorded 10/17/2024 in Instrument No. 20241017-0080704, Register's Office of said County.

Being the same property conveyed to Tri Group, LLC from Harold D. Plemons and Carolyn Plemons, husband and wife, by Quitclaim Deed dated 07/17/2024 and recorded 08/02/2024 in Instrument No. 20240802-0058662, Register's Office of said County.

BEING THE SAME PROPERTY CONVEYED TO HAROLD D. PLEMONS and CAROLYN PLEMONS, husband and wife FROM LHOME MORTGAGE TRUST 2022-RTL2, BY SPECIAL WARRANTY DEED DATED 05/03/2024 AND RECORDED 05/20/2024 IN INSTRUMENT NO. 20240520-0037162, REGISTER'S OFFICE OF SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO ELIZABETH TRIMBLE, AN UNMARRIED PERSON FROM COLEMAN REALTY COMPANY, A TENNESSEE CORPORATION, BY WARRANTY DEED DATED 08/31/1971 AND RECORDED 09/21/1971 IN BOOK 4538, PAGE 314, REGISTER'S OFFICE OF SAID COUNTY.

This is an improved property commonly known as: 1466 County Hospital Rd, Nashville, TN 37218-3007

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 24 day of April, 2025

Fene Cartlidge

Fene Cartlidge, Member of Tri Group, LLC

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Fene Cartlidge**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged their self to be a member (or other officer authorized to execute the instrument) of **Tri Group, LLC**, the within named bargainer, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 24 day of April, 2025.

Notary Public
My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Kirsten Virden, 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 04/24/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 04/24/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of April, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

