THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350441** Karen Johnson Davidson County Batch # 1265309 **DEEDWARR** 04/28/2025 11 14 47 AM 2 pgs Fees $13 00 Taxes $6,841 30 20250428-0032416	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,849,000 00 Affiant Subscribed and sworn to before me, this 25th day of April, 2025. Notary Public My Commission Expires SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner. Charlette Kay Hummel Revocable Trust 3625 Woodmont Boulevard Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information. Tax Parcel ID No 117-05-0-187.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Anna Teresa Patton, Trustee of The Thomas Michael Patton Marital Trust and Anna Teresa Patton, Trustee of The Anna Teresa Patton Revocable Trust** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charlette Kay Hummel, and her successors in trust, as Trustee of the Charlette Kay Hummel Revocable Trust**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot(s) 5 & 6, Block C , as shown on the map entitled Revised Plan of The Life & Casualty Insurance Co's Subdivision of Woodmont Acres, of record in Plat Book 843, page 102 (erroneously stated as Plat Book 873, page 102), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to THOMAS M PATTON AND ANNA T. PATTON, A MARRIED COUPLE, by deed from TIMOTHY C HARVEY, of record in Instrument No 20181210-01119796, dated November 30, 2018, said Register's Office

THOMAS M. PATTON (aka THOMAS MICHAEL PATTON) AND ANNA T PATTON (aka ANNA TERESA PATTON, HUSBAND AND WIFE conveyed to THOMAS MICHAEL PATTON AND ANNA TERESA PATTON, CO-TRUSTEES OF THE PATTON COMMUNITY PROPERTY TRUST, by quitclaim deed of record in Instrument No 20231227-0099053, dated December 19, 2023, said Register's Office

THOMAS M. PATTON (aka THOMAS MICHAEL PATTON) died on or about December 26, 2023

ANNA TERESA PATTON, AS TRUSTEE OF THE PATTON COMMUNITY PROPERTY TRUST and the THOMAS MICHAEL PATTON REVOCABLE TRUST conveyed to ANNA TERESA PATTON, TRUSTEE OF THE THOMAS MICHAEL PATTON MARITAL TRUST and ANNA TERESA PATTON, TRUSTEE OF THE ANNA TERESA PATTON REVOCABLE TRUST, as tenants in common, by quitclaim deed of record in Instrument No 20240208-0008936, dated February 8, 2024, said Register's Office

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 117-05-0-187.00.

Matters shown on the Plan of record in Plat Book 843, page 102, said Register's Office.

This is improved property located at 3625 Woodmont Boulevard Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of April, 2025

The Thomas Michael Patton Marital Trust

Anna Teresa Patton, Trustee

By: Anna Teresa Patton, Trustee

The Anna Teresa Patton Revocable Trust

Anna Teresa Patton, Trustee

By: Anna Teresa Patton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Teresa Patton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Thomas Michael Patton Marital Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of April, 2025

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Teresa Patton, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Anna Teresa Patton Revocable Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker

Witness my hand, at office, this 25th day of April, 2025

Notary Public

My Commission Expires. _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026