Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #25-1108

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Pattison and Catherine Pattison, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Bowden Ritchie and John Joseph Ritchie, Jr., husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being all of Unit B on the Plan of Horizontal Property Regime of 2254 Castleman Drive, a/k/a Unit "B" The Cottages of Castleman Drive, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for The Cottages at Castleman Drive, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151007-0102315, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to William Pattison and Catherine Pattison, husband and wife by Warranty Deed from Jason Bockman of record in Instrument No. 20170203-0011835 Register's Office for Davidson County, Tennessee, dated January 26, 2017 and recorded on February 03, 2017.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2254 B Castleman 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 Davidson County
Batch # 1270371 DEEDWARR
05/08/2025 08:45:51 AM 2 pgs
Fees: $13.00 Taxes: $7,122.50
20250508-0035969

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Margaret Bowden Ritchie **John Joseph Ritchie, Jr.** **2254 B Castleman Drive** **Nashville, TN 37215**	**NEW OWNER**	**131-01-4A-002.00**

WITNESS THE EXECUTION HEREOF this 7th day of May, 2025.

William Pattison

Catherine Pattison

State of Tennessee)
County of Davidson)

On this 7th day of May, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Pattison and Catherine Pattison, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

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

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,925,000.00.**

Affiant

Sworn and subscribed before me on this the 7th day of May, 2025.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY