Prepared by,
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450804

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $358,000 00

Affiant

Subscribed and sworn to before me, this 23rd day of May, 2025

Notary Public
My Commission Expires _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 09-07-2026

Karen Johnson
Batch # 1277475
05/27/2025 10 31 17 AM
Fees $13 00 Taxes $1,324 60

Davidson County
DEEDWARR
2 pgs

20250527-0041275

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Patke 2603 Batavia Street Nashville TN 37208	New Owner	Tax Parcel ID No 092-06-0-471 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, **Kevin Lowell Whitsett and Courtney Myers Whitsett, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Nicole Patke, unmarried woman**, ("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) 69, as shown on the map entitled Map of Faulconer & Ashcrafts Subdivision, Lots 18 & 19 Boyd McNairy Tract, of record in Plat Book 57, page 121, 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 KEVIN LOWELL WHITSETT and COURTNEY MYERS WHITSETT, HUSBAND AND WIFE, by deed from CHAPMAN DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20200430-0045367, dated April 29, 2020, 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 092-06-0-471.00.

Matters shown on the Plan of record in Plat Book 57, page 121, said Register's Office.

This is improved property located at 2603 Batavia Street Nashville TN 37208

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 23rd day of May, 2025.

Kevin Lowell Whitsett

Courtney Myers Whitsett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Lowell Whitsett and Courtney Myers Whitsett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 23rd day of May, 2025

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES SEPTEMBER 8TH, 2025

My Commission Expires. _____