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

Karen Johnson Davidson County
Batch# 1283533 DEEDWARR
06/09/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20250609-0045200

State of TN }
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $360,000.00

Affiant Signature

Subscribed and sworn to before me on this the 2ND Day of JUNE, 2025.

Notary Public
My Commission expires 1/25/26

E. HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

NAME AND ADDRESS OF PROPERTY OWNER:
David Griffin and Dax Mclean
2729 Airwood Drive
Nashville, TN 37214
SEND TAX BILLS TO:
David Griffin and Dax Mclean
2729 Airwood Drive
Nashville, TN 37214
MAP AND PARCEL NUMBER: 095120A22000CO

WARRANTY DEED
25NT00561

Effective the 2 Day of JUNE, 2025 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Patton Living Trust dtd 09/22/2023

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

David Lewis Griffin and Dax Jude McLean, a married couple

Hereinafter called the GRANTEES, their 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 Lot No. 46 on the Plan of Lakeland, Section 2, Phase 2, of record in Plat Book 7900, Page 103, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lindsey Weiner, an unmarried man by Warranty Deed from James C. Head and wife, Rachel R. Head, of record in Instrument No. 20180416-0035551, dated 04/11/2018 and recorded 04/16/2018, Register's Office for Davidson County, Tennessee.

Being the same property conveyed Walter Craig Patton, and wife, Charlene Patton from Lindsey Weiner, unmarried by Warranty Deed dated March 05, 2021 and recorded March 10, 2021 in Instrument No. 20210310-0031282, Register of Deed's Office of Davidson County, Tennessee.

Being the same property conveyed to Walter Craig Patton, as Trustee of the Patton Living Trust dtd 09/22/2023 from Walter C. Patton, and wife, Charlene Patton, by Quitclaim Deed dated 09/22/2023 and recorded 09/25/2023 in Instrument No. 20230925-0075072, Register's Office of said County.

This is an improved property commonly known as: 2729 Airwood Dr, Nashville, TN 37214-2847

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 2 day of June, 2025

The Patton Living Trust dtd 09/22/2023

By: Walter C. Patton
It's: Trustee

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Walter C. Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Patton Living Trust dtd 09/22/2023, and that as such Trustee, executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

The Patton Living Trust dtd 09/22/2023

By: Charlene Patton
It's: Trustee

State of TN)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charlene Patton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee of The Patton Living Trust dtd 09/22/2023, and that as such Trustee, executed the foregoing instrument for the purpose therein contained.

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 6/2/25 (date of document).

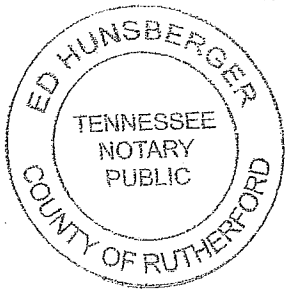
Affiant Signature

JUNE 9, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9TH of JUNE, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26