THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson
Batch # 1283611
06/09/2025 03:58:01 PM
Fees: $18.00 Taxes: $1,609.50
Davidson County
DEEDWARR
3 pgs
20250609-0045330

ADDRESS NEW OWNER
Jonathan Patterson Terrell
632 James Avenue
Nashville, TN 37209

SEND TAX BILLS TO
United Community Bank
P.O. Box 670
Blairsville, GA 30514

MAP/PARCEL
090-08-0-128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES C. REDWINE AND ELIZABETH DERRICK REDWINE, HUSBAND AND WIFE** ("Grantors" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **JONATHAN PATTERSON TERRELL, A SINGLE MAN** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, his successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record.

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

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 5th day of June, 2025.

JAMES C. REDWINE

ELIZABETH DERRICK REDWINE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **JAMES C. REDWINE AND ELIZABETH DERRICK REDWINE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 5th day of June, 2025.

Notary Public

My Commission Expires: 3/6/29

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$435,000.00**

Sworn to and subscribed before me this 5th day of June, 2025.

Notary Public

My Commission Expires: 05/08/28

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 35, as shown on the map entitled Gailey Wood Subdivision Section 3, of record in Plat Book 3106, page 115, 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 JAMES C. REDWINE AND ELIZABETH DERRICK REDWINE, HUSBAND AND WIFE, by deed from ADAM GREY STEPP AND SHANNON ALLAINE STEPP, HUSBAND AND WIFE, of record in Instrument No. 20181204-0118014, dated November 30, 2018, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-S-25-632