Karen Johnson Davidson County
Batch# 1284035 DEEDWARR
06/13/2025 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20250613-0045857

KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Alumine Bellone and Pablo Ninoles	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME)	(NAME)	081-03-3V-004.00-CO
1800 Palo Duro Rd. #A (ADDRESS)	(ADDRESS)	
Austin, TX 78757 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William Patton, Successor Trustee of Music City Lands Trust** , HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alumine Bellone and Pablo Ninoles, a married couple** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Unit D, on the Plan of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, as shown on that plan identified as Exhibit "B" Declaration of Covenants, Conditions, and Restrictions, of 2138 18th Avenue North Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20210308-0029957, in the 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 William Patton, Jr., by Warranty Deed from Sharon Stadaker Ervin, Greta Stadaker Thomison, Venus Stadaker Woods, Shalita Stadaker Walker and Porter Alexander Stadaker of record in Instrument No. 20050418-0042989, Register's Office for Davidson County, Tennessee, dated April 15, 2005 and recorded on April 18, 2005 and corrected by Scrivener's Affidavit recorded September 25, 2007, in Instrument Number 20070925-0114432.

Being a portion of the same property conveyed to Marquice Patton, unmarried by Quitclaim Deed from William Patton, Jr., married of record in Instrument No. 20060810-0098660, Register's Office for Davidson County, Tennessee, dated August 08, 2006 and recorded on August 10, 2006.

Being a portion of the same property conveyed to Maria Patton by Quitclaim Deed from Marquice Patton, an unmarried person of record in Instrument No. 20120514-0041477, Register's Office for Davidson County, Tennessee, dated June 30, 2010 and recorded on May 14, 2012.

Being a portion of the same property conveyed to Music City Lands Trust, Trustee Idella Lawrence by Quitclaim Deed from Idella M. Patton a/k/a Maria Patton of record in Instrument No. 20190709-0066868 Register's Office for Davidson County, Tennessee, dated December 29, 2016 and recorded on July 09, 2019.

Said Idella Lawrence, aka Maria Patton having deceased on or about December 23, 2022.

See also Amendment to the Music City Lands Trust of record in Instrument No. 20210211-0019795, Register's Office for Davidson County, Tennessee, as to appointment of William Patton, replacing Idella M. Lawrence as Trustee.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved ~~unimproved~~ x property, known as 2142 18th Ave N Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 9th day of June, 2025.

William Patton, Successor Trustee

William Patton, Successor Trustee

STATE OF Tennessee
COUNTY OF Rutherford

Appeared via audio/video communication before me a Notary Public in and for said State and County, personally appeared, **William Patton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who upon oath acknowledged himself to be the Successor Trustee of Music City Lands Trust, and that as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Successor Trustee.

WITNESS my hand and official seal at office this 9th day of June, 2025.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Holly A. Mason, 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 June 10 2025.

Affiant Signature

6/10/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of June, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026