Karen Johnson Davidson County
Batch# 1288600 DEEDWARR
06/23/2025 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20250623-0049141

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JUNE, 2025.

Notary Public

MY COMMISSION EXPIRES: 9/15/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Catherine Balsam	Primis Mortgage Company	Parcel ID: 120-02-0-004.00
(NAME) 1300 Kermit Dr.	(NAME) 5535 Currituck Dr., Suite 120	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Wilmington, NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul Jeremy Pate, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Catherine Balsam, a single woman**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 202 on the map of Miro Meadows, as of record in Book 1424, page 94 and 95, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cynthia A. Todd, a single woman from Joanna Ortiz, unmarried by Warranty Deed dated July 25, 2014 and recorded on August 6, 2014 in Instrument No. 20140806-0070619, Register's Office for Davidson, County, Tennessee.

Further being the same property conveyed to Paul Jeremy Pate, a married man from Cynthia A. Todd, a single woman by Warranty Deed dated March 28, 2025 and recorded on March 31, 2025 in Instrument No. 20250331-0024221, Register's Office for Davidson, County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1300 Kermit Dr., Nashville, TN 37217

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 our hands this 20 day of June, 2025

Paul Jeremy Pate

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Paul Jeremy Pate, a married man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2025.

Notary Public

My Commission Expires:

(SEAL)

CASEY KELLER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-18-2026

Certificate of Authenticity

I, Joshua A. Terry, 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 6/20/25.

Affiant Signature – Joshua A. Terry

6/23/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6/23/25

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-29