WARRANTY DEED

Karen Johnson Davidson County
Batch# 1289270 DEEDWARR
06/24/2025 12:55:30 PM 3 pgs
Fees: $18.00 Taxes: $5,291.00
20250624-0049704

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$1,430,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-6-29
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Cynthia T. Patterson and Jack K. Patterson	Newowner	
(NAME)	(NAME)	
4208 Lone Oak Rd		131033C00100CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **GardWill LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Cynthia T. Patterson and Jack K. Patterson, husband and wife,** 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:

Land in Davidson County, Tennessee, being Unit 4208 as shown on the Plan attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 4208 Lone Oak Road, a Horizontal Property Regime with Private Element, of record in Instrument No. 20220112-003920, amended in Instrument No. 20220404-0038692, 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 Gardwill, LLC, a Tennessee limited liability company by Warranty Deed from Amy D. Gandhi and James R. Davenport, wife and husband of record in Instrument No. 20211223-0169564 Register's Office for Davidson County, Tennessee, dated December 15, 2021 and recorded on December 23, 2021.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4208 Lone Oak Rd Nashville, TN 37215
(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 20th day of June, 2025.

Gardwill, LLC

NBG SOLE MEMBER

By: Nathan G Graham, Sole Member

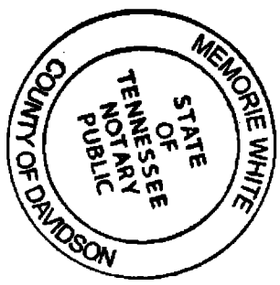
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared **Nathan G Graham**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be **Sole Member** of **Gardwill, LLC** the within named bargainer, and that he/she as such **Sole Member** executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself/herself as **Sole Member**.

WITNESS my hand and official seal at office this 20th day of June, 2025.

Notary Public

My Commission Expires: 3.6.29



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 20 2025.

Affiant Signature

6/24/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 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