Karen Johnson Davidson County
Batch# 1291710 DEEDWARR
06/30/2025 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20250630-0051303

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

DENA A ELLIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-01-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$400,000.00**

Subscribed and sworn to before me this 19th day of June, 2025.

Notary Public **Affiant**
My Commission Expires: 8/1/28

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Terry Calogne & Sheri Calogne **114 Lindburg Avenue** **Goodlettsville, TN 37072**	Same as New Owner	**018-16-0-044.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy Dee Patterson, an unmarried person,** the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Terry Calogne and Sheri Calogne, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No.23 and the westerly 15 feet of Lot No. 24 on the Map of James M. Phipps Addition to Goodlesttsville of record in Plat Book 547, Page 151, Register's office for Davidson County County Tennesse, to which reference is here made for a more complete description.

Being the same property conveyed to Maurice Fentress and wife, Ellen C. Fentress by Warranty Deed from Ty C. Draper and wife, Eugenia Draper of record in Book 2442, page 481, Register's Office for Davidson County, Tennessee, dated July 25, 1955 and recorded on July 28, 1955.Being the same property conveyed to Bobby Ray Fentress, Anthony Eugene Fentress, David Earl Fentress and Darlene Fentress Dowlen, with a Life Estate reserved by Maurice Fentress and wife, Ellen C. Fentress, by Quitclaim Deed from Maurice Fentress and wife Ellen C. Fentress of record in Instrument No. 20070418-0046332 Register's Office for Davidson County, Tennessee, dated April 16, 2007 and recorded on April 18, 2007.

Said Maurice Fentress having died on or about October 4, 2020, extinguishing his life estate.

Being the same property conveyed to Anthony Eugene Fentress by Quitclaim Deed from Bobby Ray Fentress, David Earl Fentress and Darlene Fentress Dowlen, individually and as Attorney in Fact for Ellen C. Fentress, of record in Instrument

No. 20211216-0166738 Register's Office for Davidson County, Tennessee, dated November 22, 2021 and recorded on December 16, 2021. The said Ellen C. Fentress having since died on May 29, 2022.

Said Anthony Eugene Fentress having died on or about November 16, 2024 leaving Kathy Dee Patterson as his sole heir at law. Affidavit of Heirship of record in Instrument No. 20250617-0047488, Register's Office for Davidson County, Tennessee.

This is improved property known as: 114 Lindburg Avenue, Goodlettsville, TN 37072

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 19th day of June, 2025.

Kathy Dee Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Kathy Dee Patterson,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 19th day of June, 2025.

My Commission Expires: 11/26/2028 NOTARY PUBLIC

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, 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 **6/19/2025** [DATE].

AFFIANT SIGNATURE

6/19/2025
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **19th** day of **June**, 2025.

Notary Signature
My Commission Expires: 8/1/28
[SEAL]

