Karen Johnson
Batch # 1306459
08/06/2025 02 37 31 PM
Fees $18 00 Taxes $1,050 80
Davidson County
DEEDWARR
3 pgs
20250806-0062517

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. T-LF-25-1222

WARRANTY DEED

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 03/09/2027

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

ADDRESS NEW OWNER(S) AS FOLLOWS Kessey McStravick and Logan Fletcher	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
(NAME) 1222 N 2nd St	same as new owner (NAME)	07115032100
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(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, **Travis Patton, Twana Patton, Eric Tyran Patton, Gracie Patton, and Deviest L. Patton,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kessey McStravick and Logan Fletcher,** 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 Lot No. 127 on the Plan of C.F. Sharpe and W. L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, of record in Plat Book 161, Page 53, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Delores Patton, unmarried, by virtue of that certain Warranty Deed dated February 23, 1993, and being of record at Book 8874, Page 224 in the Register's Office of Davidson County, Tennessee.

Delores Patton in said Deed died on or about March 31, 2023, survived by Travis Patton, Twanna Patton, Eric Tyran Patton, Gracie Patton and Deviest Patton as established by Affidavits of Heirship at Instrument Nos. 20250806-0062513 **and** 20250806-0062514 **in said Register's Office, Tennessee. Grantors warrant that this property has not been used as their primary residence. Deviest Patton and Deviest L. Patton are one and the same. Twanna Patton and Twana Patton are one and the same.**

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of 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 1222 N 2nd Street Nashville, TN 37207
(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 30th day of July, 2025

Travis Patton by Shameil Patton, Att In Fact

Travis Patton, by ~~Shameil~~ Patton, Attorney In Fact

Twana Patton

Twana Patton

Gracie Patton

Gracie Patton

Deviest L. Patton by Shameil Patton Atty In Fact

Deviest L. Patton, by Shameil Patton, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2025, before me personally appeared Shameil Patton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Travis Patton and Deviest L Patton and acknowledged that she executed the same as the free act and deed of the said Travis Patton and Deviest L Patton .

WITNESS my hand and official seal at office this 30th day of July, 2025

Notary Public

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires [illegible]

My Commission Expires: 7-3-28

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Twana Patton and Gracie Patton**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and official seal at office this 30th day of July, 2025.

Notary Public

My Commission Expires. 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

Witness my hand this 3 day of July, 2025.

E. Patton

Eric Tyran Patton

STATE OF TENNESSEE
COUNTY OF Lake

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eric Tyran Patton,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of July, 2025

Canitha McCranie
Notary Public

My Commission Expires. February 28, 2028

