Karen Johnson Davidson County
Batch# 1315311 DEEDWARR
08/27/2025 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250827-0068530

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $425,000.00.

Amanda Imwe
Affiant

Subscribed and sworn before me this the 18th day of August, 2025.

April Surd
Notary Public
My commission expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joel Patterson 300 Elm St. Madison, TN 37115	Cadence Bank Mortgage 2778 W. Jackson St., Bldg. C - 2nd Floor Tupelo, MS 38801	043-13-0 369.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALAN MICHAEL VESTER, AN UNMARRIED MAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **JOEL PATTERSON AND MEGAN IMWALLE**, Husband & Wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 of Block "I" on the Plan of Forest Park Subdivision of record in Book 843, Page 44, 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 Alan Michael Vester, an unmarried man, by deed dated 12/19/2023, from Stefanny Lamer Campos, an unmarried man, of record in Instrument No. 20231220-0098068, Register's Office for said County.

Also being the same property conveyed to Stefanny Lamer Campos, by deed dated 07/22/2022, from Joyce Evelyn Fortner, of record in Instrument No. 20220725-0084599, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 300 Elm St., Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 18th day of August, 2025.

Alan Michael Vester

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Alan Michael Vester, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2025.

My commission expires:
7/17/28

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 20. 2025.

Affiant Signature

27th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

