Karen Johnson Davidson County
Batch# 1316908 DEEDWARR
09/02/2025 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20250902-0069901

Name and Address of New Owner:
Brandon Newland and Tara Joubert
5903 Port Anadarko Trl.
Hermitage, TN 37076

Send Tax Bills To:
United Wholesale Mortgage, LLC
585 South Boulevard E
Pontiac, MI 48341

This Instrument Prepared By:
Cathy Edley
One Real Closing Services, LLC DBA One Real Title
350 Lincoln Road
Floor 2 Suite 351
Miami Beach, FL 33139

Map & Parcel No: 098 01 0 039.00

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property transferred (whichever is greater) is $649,900.00.

Affiant

Sworn to and subsribed before me this 27 day of August, 2025.

Notary Public
My Commission Expires: 03/28/28

MCKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jonathan Eric Patrick, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Newland, unmarried and Tara Joubert, unmarried, as joint tenants with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 212 on the Plan of Resubdivision of Lots 211, 212, 213, 214-A and 214-B, Lake Park, Section 4, of record in Plat Book 5190, Page 15, 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 by Warranty Deed from Mike Mckhail to Jonathan Eric Patrick, an unmarried man, recorded April 27, 2022, as Instrument No. 20220427-0048390 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $655,000.00.

Commonly Known As: 5903 Port Anadarko Trail Hermitage, Hermitage 37076
Parcel No.: 098 01 0 039.00
The property address and/or tax parcel identification number shown herein are provided

solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of August, 2025.

_____(SEAL)
Jonathan Eric Patrick

STATE OF ~~TENNESSEE~~ LDC Maryland
COUNTY OF Anne Arundel

On this 27th day of August, 2025, before me personally appeared Jonathan Eric Patrick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of August, 2025.

_____
Notary Signature
My commission expires: 08/26/2027

Lorna D. Crawford
12715 Heidi Marie Court
Upper Marlboro, Maryland 20774
TPL# 3000095377
My License Expires: 08/31/2025

LORNA D CRAWFORD
Notary Public - State of Maryland
Prince George's County
My Commission Expires Aug 26, 2027

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 08/27/2025 (date of document).

Affiant Signature

08/27/2025

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 27th day of August, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29