WARRANTY DEED

Karen Johnson Davidson County
Batch# 1318828 DEEDWARR
09/05/2025 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,701.63
20250905-0070913

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $459,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/24/28

(AFFIX SEAL)

RACHEL K. WILKIE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
Keegan Patterson Lauren Loo	Same as new owners	097-02-0A-609.00
(NAME)	(NAME)	
2832 Whitebirch Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Richard C. Cutting, an unmarried individual,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Keegan Patterson and Lauren Loo, husband and wife,** hereinafter called the GRANTEE(S), his/her/their 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. 609 on the Plat of Villages of Riverwood, Section One, Phase 5A, of record in Instrument No 20161011-0107256, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard C. Cutting, an unmarried individual by Warranty Deed from Regina K. Wogoman, an unmarried woman and William E. Chapman an unmarried man, as tenants in common with right of survivorship, dated 07/20/2023, of record in Instrument No. 20230724-0056690, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 2832 Whitebirch Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 2698550
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of September, 2025.

Richard C. Cutting

State of FLORIDA
County of Sumter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard C. Cutting**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of September, 2025.

Notary Public:

My Commission Expires: 3/16/2026

NOTARY PUBLIC • STATE OF FLORIDA •

Susana V Gonzalez Ovies
Comm.: HH 241573
Expires: Mar. 16, 2026
Notary Public - State of Florida

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/3/25 (date of document).

Jennifer L Pennell

9/4/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9/4, 2025.

Rachel K Wilkie

Notary's Signature

My Commission Expires: 1/24/2028

Notary's Seal

