Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1320708 DEEDWARR
09/10/2025 10 13 08 AM 2 pgs
Fees $13 00 Taxes $1,739 00

20250910-0072279

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number 4-6981-AP

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $470,000 00

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2025

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

Notary Public
My Commission Expires

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Buckner Patton Courtney Sims 3322 Mimosa Dr Nashville, TN 37211	NEW OWNER	133-07-0-110

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Calvin K. James and Betty Sue James, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **James Buckner Patton and Courtney Sims, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit

Land in Davidson County, Tennessee, being all of Lot No 53, Section I, Glencoe Acres, according to survey and plat of same appearing of record in Book 1835, pages 137 and 138, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot

Being the same property conveyed to Calvin K James and wife, Betty Sue James by Quitclaim Deed from Sandra G. Waller and Betty Sue James, dated July 30, 2013, recorded August 2, 2013, of record in Instrument No 20130802-0081009, Register's Office for Davidson County, Tennessee

This is improved property located at: **3322 Mimosa Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes, 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record, 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions, and 6) other matters of public record

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, their heirs and assigns forever, and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever 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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2025

GRANTOR:

Calvin K. James

Calvin K. James

Betty Sue James

Betty Sue James

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Calvin K. James and Betty Sue James, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office this 9th day of September, 2025

CHARLES D LIGHTSEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires. 3/5/26