This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24723-RR

Karen Johnson Davidson County
Batch# 1324334 DEEDWARR
09/19/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20250919-0075061

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

Alyssa K Fetzer
Affiant

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

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

Notary Public
My Commission Expires: 2.6.26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Patterson and Ann Marie Patterson 2206 Old Matthews Road Nashville, TN 37207	New Owner	071-01-0E-031.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alyssa Fetzer, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tyler Patterson and Ann Marie Patterson, husband and wife**, hereinafter called the Grantee(s), his/her/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 Unit No. 31 on the Plan of Proximity, as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restriction of Proximity, a Horizontal Property Regime with Private Elements of recorded in Instrument No. 20210830-0116796 and amended in Instrument No. 20210903-0118829 and Instrument No. 20230524-0039230 and Corrected in Instrument No. 20230525-0039558 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 a portion of the same property conveyed to RSD Trinity Lane, LLC, a Tennessee limited liability company by Special Warranty Deed from (i) North Lights, LLC, a Tennessee limited liability company, owner of a 59.0% undivided interest, (ii) Mary Margaret Wester, Trustee of the Mary Margaret West Trust, owner of a 32.2% undivided interest, (iii) Trey Cain, Trustee of the Lemons and Lemonade Education Trust 2015*4, owner of a 5.4% undivided interest, and Trey Cain, Trustee of the Sisters of the BVM 2011*8 Retired Senior Sisters Trust owner of a 3.4% undivided interest of record in Instrument No. 20201001-0113683 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 01, 2020.

Being the same property conveyed to Alyssa Fetzer, an unmarried woman by Special Warranty Deed from RSD Trinity Lane, LLC, a Tennessee limited liability company of record in Instrument No. 20230925-0074936 Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 25, 2023.

This is improved property located at: **2206 Old Matthews Road, Nashville, TN 37207**

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 their 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 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. 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 18th day of September, 2025.

GRANTOR:

Alyssa K Fetzer

Alyssa Fetzer

STATE OF ~~TENNESSEE~~ Arizona
COUNTY OF Maricopa

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alyssa Fetzer, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of September, 2025.

JUSTIN A. STITTSWORTH
Notary Public - Arizona
Maricopa Co. / #661012
Expires 02/06/2028

Notary Public
My Commission expires: 2-6-2028

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 Sept 17, 25 (date of document).

Jennifer L. Pennell

Sept 19, 25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this Sept 19, 2025.

Rachel K. Wilkie

Notary's Signature

My Commission Expires: _____

Notary's Seal

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026