Karen Johnson Davidson County
Batch # 1329640 DEEDWARR
10/02/2025 12 15 PM 3 pgs
Fees $18 00 Taxes $740 00

20251002-0078698

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
216 Centerview Drive, Suite 360, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caccamo Properties, LLC a Missouri Limited Liability Company	Caccamo Properties, LLC	117-15-0A-079.00
(NAME) 255 Winston Lane	(NAME) 255 Winston Lane	
(ADDRESS) Inlet Beach, FL 32641	(ADDRESS) Inlet Beach, FL 32641	
(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 **Mary Caroline Van Patten, a married woman,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Caccamo Properties, LLC, a Missouri Limited Liability Company,** 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 located in Davidson County, State of Tennessee, being all of Parcel No. 79, being Unit No. B-211, in the Horizontal Property Regime located on the Plat of Green Hills Terrace, of record in Book 5200, Page 64; See also Master Deed of record in Book 5304, Page 702; Book 7841, Page 557; Book 11362, Page 463, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Mary Caroline Van Patten, a single woman by Warranty Deed from Mary M. Van Patten and Paul G. Van Patten, wife and husband, dated 03/30/2022, of record in Instrument No. 20220406-0039849, Register's Office for Davidson County, Tennessee.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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 ☒ 1900 Richard Jones Road, Unit B211, Nashville, TN 37215
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

File No.: 2738692
Warranty Deed TN

NotaryCam Doc ID. 78d9a499-7b75-41d0-9388-0c5608c8820a

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 30th day of September, 2025.

Mary Caroline Van Patten

Mary Caroline Van Patten

State of Ohio
County of Fairfield

Personally appeared before me, by means of two-way video and audio conference technology, the undersigned, a Notary Public in and for said County and State, the within named Mary Caroline Van Patten, 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 30th day of September, 2025.

Notary Public: Esther Rosa
My Commission Expires: 10/16/2027



ESTHER ROSA
Notary Public
State of Ohio
My Comm. Expires
October 16, 2027

RETURN TO:
Stewart Title Company
216 Centerview Drive, Suite 360
Brentwood, TN 37027

Completed via Remote Online Notarization using 2 way Audio/Video technology.

NotaryCam Doc ID: 78d9a499-7b75-41d0-9388-0c5608c8820a

Certificate of Authenticity

I, Jennifer Anderson, 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 9/30/25.

Date

Affiant Signature

10/1/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2025.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

