This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24780-DJ

Karen Johnson Davidson County
Batch# 1333182 DEEDWARR
10/10/2025 01:58:30 PM 3 pgs
Fees: $18.00 Taxes: $636.03
20251010-0081227

STATE OF TENNESSEE
COUNTY OF Montgomery

The actual consideration or value, whichever is greater, for this transfer is $171,900.00.

Affiant

HOLLY WALLACE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires February 15, 2028

Subscribed and sworn to before me, this the 6th day of October, 2025.

Notary Public
My Commission Expires: 2·15·28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kenneth C Ledet 2929 Selena Drive K155 Nashville, TN 37211	United Wholesale Mortgage 585 South Blvd. E. Pontiac, MI 48341	119-14-A-155.00

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, **Tony Patton, a married man, as his sole and separate property**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kenneth C. Ledet, an unmarried man**, 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, and being known as, Unit 155, Building K, together with an appurtenant interest in the common elements, of Kingswood, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed of Kingswood, a Horizontal Property Regime, of record in Book 5552, page 732; as amended in Book 6058, page 320, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Master Deed, as amended, for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed, as amended. Reference is hereby made to the site plan of Kingswood Condominiums, of record in Book 5200, page 520, said Register's Office, for a more complete identification and placement of such Unit..

Being the same property conveyed to Tony Patton, a married man, as his sole and separate property by Warranty Deed from C&M Holdings LLC Series 1 LLC, a Tennessee limited liability company, dated June 17, 2025, recorded June 24, 2025, of record in Instrument No. 20250624-0049522, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is improved property located at: **2929 Selena Drive, K155, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2025, and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his/her/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 6th day of October, 2025.

GRANTOR:

Tony Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony Patton, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of October, 2025.

Notary Public
My Commission expires: 11-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Dustin Shelby, 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 10/06/25 (date of document).

Dustin Shelby
Affiant Signature

10/10/25
Date

State of Tennessee

County of Montgomery

Sworn to and subscribed before me this 10 day of October, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 04·18·2026

NOTARY'S SEAL

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

202510100081227