Karen Johnson Davidson County
Batch# 1338242 DEEDWARR
10/24/2025 01:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20251024-0084804

WARRANTY DEED

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-20-2029

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2025.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 9, 2026~~ 6/20/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2025090131

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Britton and Olivia Britton	Prime's Mortgage Co.	
(NAME) 9133 Macauley Lane	(NAME) 5535 Currituck Dr. #120	186-04-0A-489.00 CO
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Wilmington NC 28403	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SEVEN HUNDRED EIGHTY THOUSAND AND NO/100 Dollars ($780,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LEGACI PROPERTY TRUST DATED APRIL 3, 2025, AYA PATTERSON MAIDEN, TRUSTEE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLIVIA MOYE BRITTON AND STEPHEN RILEY BRITTON, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 489, as shown on the map entitled Final Plat, Burkitt Place, Phase 2K, Section 3, "Cluster Lot Subdivision", of record in Instrument No. 20140609-0049812, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILFORD PATTERSON, JR, and MARY NELL PATTERSON, HUSBAND AND WIFE, by deed from MICAH H. WASHINGTON, WIFE AND HUSBAND, of record in Instrument No. 20230712-0053161, dated July 7,2023, said Register's Office.

Further being the same property conveyed to WILFORD PATTERSON, JR., A MARRIED MAN, by quitclaim deed from MARY NELL PATTERSON, A MARRIED WOMAN, of record in Instrument No. 20231027-0084317, dated October 27, 2023, said Register's Office.

Further being the same property conveyed to WILFORD PATTERSON, JR., A MARRIED MAN, AND AYA PATTERSON MAIDEN, A MARRIED WOMAN, by quitclaim deed from WILFORD PATTERSON, JR, A MARRIED MAN, of record in Instrument No. 20231101-0085594, dated November 1, 2023, said Register's Office

Further being the same property conveyed to LEGACI PROPERTY TRUST DATED APRIL 3, 2025, AYA PATTERSON MAIDEN, TRUSTEE, by quitclaim deed from WILFORD PATTERSON, JR. AND AYA PATTERSON MAIDEN, of record in Instrument No. 2025051-0033490, dated April 3, 2025, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 9133 Macauley Lane, Nolensville, TN 37135
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by my hand this 23rd Day of October 2025.

LEGACI PROPERTY TRUST DATED APRIL 3, 2025, AYA PATTERSON MAIDEN, TRUSTEE

BY: Aya Patterson Maiden, Trustee
Aya Patterson Maiden
Trustee

STATE OF Tennessee

County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Aya Patterson Miaiden, as Trustee for Legaci Property Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd of October, 2025.

Tuwana J. Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: 05/09/2026

(SEAL)

My Commission Expires: May 9, 2026

Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Tennessee Certification of Electronic Document

I, Emma Howard, 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 10-23-2025 (date of document).

Emma Howard
Affiant Signature

10-23-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL