NEW OWNER:
TONY PATTON
4712 CRYSTAL BROOK DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 25-1450

Map & Parcel
059080017.00

Space for Recorder's stamp

Karen Johnson
Batch # 1338518
10/27/2025 08:53:49 AM
Fees: $18.00 Taxes: $462.50
Davidson County
DEEDWARR
3 pgs
20251027-0084944

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Five Thousand and 00/100 Dollars ($125,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BRITTANY DAVIS, unmarried,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **TONY PATTON, an unmarried man** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 132A on the Plan of Section Four, Third Addition to Trinity Hills Village, as shown on the plat of the same of record in Plat Book 5200, Page 248, in the Register's Office for Davidson County, Tennessee, and now known as 130A Zone Lot Division of Lot No. 130 & 131, Section Four, Third Addition, Trinity Hills Village, of record in Plat Book 6250, Page 202, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property inherited by BRITTANY DAVIS, as the sole heir-at-law of Ernestine Williams pursuant to Affidavit of Heirship, dated September 12, 2025, and of record in Instrument No. 20250916-0073813, Register's Office for DAVIDSON County, Tennessee. Being the same property conveyed to Ernestine Williams by Warranty Deed from Robert Frost, a married man, dated April 29, 2005, and of record in Instrument No. 20050506-0051279, in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **2712 VISTA LANE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 202, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 24th day of October, 2025.

BRITTANY DAVIS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BRITTANY DAVIS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of October, 2025.

NOTARY PUBLIC

My commission expires:



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The actual consideration or value, whichever is greater, for this transfer is **$125,000.00.**

AFFIANT

Sworn to and subscribed to before me this 24th day of October, 2025.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026