Name and Address of New Owner:
Brandon Pate
3024 Lyndale Drive
Nashville, Tennessee 37207

Send Tax Bills To:
Brandon Pate
3024 Lyndale Drive
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 1343235 DEEDWARR
11/10/2025 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20251110-0089350

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 060 07 0 055.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Schonita A. Gordon, a single person,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Brandon Pate, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of HILLHURST ACRES, SECTION 6, as of record in Plat Book 2854, Page 62, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 130.0 feet on the Southerly side of Lyndale Drive and extends back 194.0 feet on the Easterly line and 186.0 feet on the Westerly line to a dead line in the rear on which it measures 106.3 feet.

Being the same property conveyed to Schonita A. Gordon, a single person, by Warranty Deed from Ralph McIntosh, as the Executor of the Estate of Vernie Gladys McIntosh Kent, of record in Book 10699, Page 218, in the Register's Office of Davidson County, Tennessee, dated November 25, 1997, and recorded on November 26, 1997.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of November, 2025.

Schonita Gordon (SEAL)
Schonita Gordon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2025, before me personally appeared Schonita Gordon, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of November, 2025.

R. HOUSTON AKIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 5/9/26

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

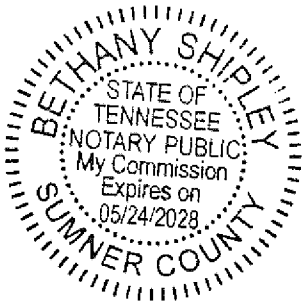
AFFIANT

BETHANY SHIPLEY
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford BS

Sworn to and subscribed before me this 7th day of November, 2025.

Bethany Shipley
Notary Signature
My commission expires: 05/24/2028



Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 11-7-2025 (date of document).

CWoodring
Affiant Signature

11-7-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of November, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

