RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LMJ-34417-25

Karen Johnson Davidson County
Batch# 1346518 DEEDWARR
11/14/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20251114-0091149

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of November, 2025.

NOTARY PUBLIC

My commission expires: 3/3/26

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Lorraine Fowler 3009 Large Hop Lane Nashville, TN 37013	Same address as new owner	182-15-0B-225-00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FORTY FIVE THOUSAND AND 00/100 Dollars ($445,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, PATRICE ELREE BATEY LOCKHART, UNMARRIED, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, SHANNON LORRAINE FOWLER, SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Lying and being in Davidson County, Tennessee, and being Lot No. 225 on the Plan of Final Plat, Clover Glen, Phase 4, Lots 168 through 250, of record in Instrument #20190718-0070553, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Patrice Elree Batey Lockhart, an unmarried woman, from Meritage Homes of Tennessee, Inc., an Arizona corporation, by Special Warranty Deed dated May 15, 2020 and recorded June 9, 2020 in Instrument #20200609-0058929, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 3009 Large Hop Lane, Nashville, TN 37013

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this 12th day of November, 2025

GRANTOR(S)

Patrice Elree Batey Lockhart

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public, Patrice Elree Batey Lockhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12th day of November, 2025.

Notary Public

Jason C. Nguyen

Printed Notary Name

My commission expires: 5/14/29

JASON C. NGUYEN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 11/13/2025 (date of document).

Affiant Signature

11/13/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 13 day of November, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL