NEW OWNER:
STEVEN PALENCIA
2712 VISTA LANE
NASHVILLE, TN 37207

SEND TAX BILLS TO:
ALL WESTERN MORTGAGE, INC.
8345 W. SUNSET ROAD, SUITE 380
LAS VEGAS, NV 89113

Map & Parcel
05908001700

THIS INSTRUMENT PREPARED BY:

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

FILE NO: 25-1617

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 1353745 DEEDWARR
12/04/2025 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $629.00
20251204-0096372

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seventy Thousand and 00/100 Dollars ($170,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TONY PATTON, a married man,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **STEVEN PALENCIA, a single 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 ZONE LOT DIVISION LOTS 132 & 133 TRINITY HILLS VILLAGE SECTION FOUR, THIRD ADDITION, as shown on the Plat of the same of record in Plat Book 6250, Page 242, amending Plat Book 5200, Page 248, 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 conveyed to TONY PATTON, an unmarried man, by Warranty Deed from Brittany Davis, unmarried, dated October 24, 2025, and of record in Instrument No. 20251027-0084944, Register's Office for Davidson County, Tennessee. Also 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. Also 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 is not the principal residence of the Grantor.

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 3rd day of December, 2025.

TONY PATTON

STATE OF TENNESSEE

COUNTY OF WILSON

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

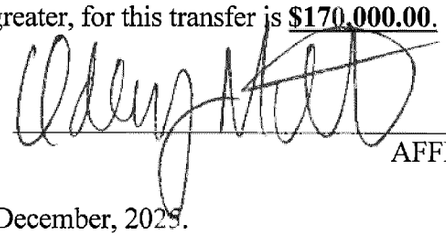
WITNESS my hand and official seal at office this 3rd day of December, 2025.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES JUNE 03, 2029

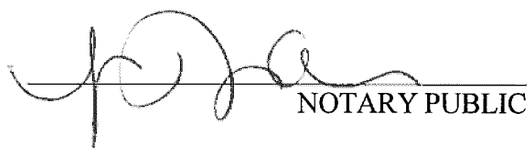
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The actual consideration or value, whichever is greater, for this transfer is **$170,000.00**.



AFFIANT

Sworn to and subscribed to before me this 3rd day of December, 2025.



NOTARY PUBLIC

My commission expires: _____



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 3, 2025

Affiant Signature

December 3, 2025

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 3 day of December, 20 25.

Notary Public

Notary's Seal:

