This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25098-DJ

Karen Johnson Davidson County
Batch# 1362775 DEEDWARR
12/30/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20251230-0103395

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $810,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of December, 2025.

Notary Public
My Commission Expires: _____

RHONDA S HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-28-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
1118 2nd Ave S LLC 3007 AMBROSE AVE NASHVILLE, TN 37207	~~SAME AS~~ OWNER	105-03-0-117

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Pamela D. Patton, unmarried and Kenya L. Donnell, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **1118 2nd Ave S LLC, a Tennessee limited liability company**, hereinafter called the Grantee(s), its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of N. P. Corbitt's Addition to South Nashville of record in Plan Book 1, Page 41, Chancery Clerk at Nashville, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Pamela D. Patton and Kenya L. Donnell, by deed from Leland D. Watts, a married person, of record in Instrument No. 20060608-0068203, Register's Office for Davidson County, Tennessee, dated June 2, 2006 and recorded on June 8, 2006.

This is improved property located at: **1118 2nd Avenue South, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of December, 2025.

GRANTOR:

Pamela D. Patton

Kenya L. Donnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Pamela D. Patton and Kenya L. Donnell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of December, 2025.

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/8/2028

Notary Public
My Commission expires: 11/08/2028

202512300103395

Certificate of Authenticity

I , Rhonda S. Hardison, 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 22, 2025.

Rhonda S. Hardin
Affiant Signature

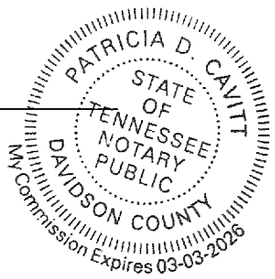
Date: December 23, 2025

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me on this 23rd day of December, 2025.

Notary Public
My Commission Expires:



Tennessee Certification of Electronic Documents