Karen Johnson Davidson County
Batch# 1366289 DEEDWARR
01/06/2026 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $724.83
20260106-0001105

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $195,900.00

Affiant

Subscribed and sworn to before me, this 2 day of January, 2026.

Notary Public

My commission expires: 1/21/2029

BRIDGETTE N SLOVER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Rebecca Anne Patterson		**142060A17100CO**
810 Bellevue Rd #171		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Donald E Claytor and Sheila M Claytor, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rebecca Anne Patterson, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. 171, Building No. 19 and Garage No. 4, Peppertree Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 4675, Pages 128, 129, & 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Donald E Claytor and Sheila M Claytor, husband and wife, by Warranty Deed from Brenda J Watts-Goodwin, a single woman, dated April 16, 2018, of record in Instrument No. 20180504-0042890, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The lien of 2026 property taxes not yet due/payable.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 810 Bellevue Rd #171, Nashville, TN 37221.

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

Donald E Claytor Date: 12/30/25
Donald E Claytor

Sheila M Claytor Date: 12/30/25
Sheila M Claytor

STATE OF TN

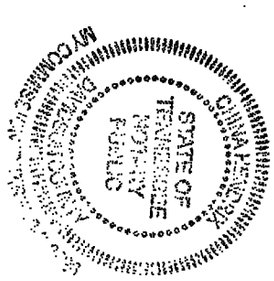
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Donald E Claytor and Sheila M Claytor, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30 day of December, 2025.

NOTARY PUBLIC

My Commission Expires: 3/3/26



Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 12/30/25 (date of document).

L Vaught
Affiant Signature

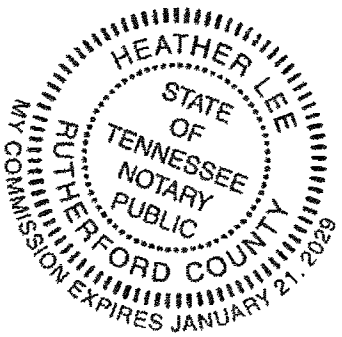
1/6/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 6th day of January, 2026.

Heather Lee
Notary Signature



My Commission Expires: 01/21/2029