RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson | Davidson County
Batch # 1375433 | DEEDWARR
02/03/2026 01:08:27 PM | 2 pgs
Fees: $13.00 Taxes: $1,942.50
20260203-0007463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. DYLAN POTTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 10-22-2029

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Calvin P. Dyer	New Owner	
(NAME)	(NAME)	
887 Granada Ave		082-04-0-253.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **PATTERSON PROJECT 615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CALVIN P. DYER, AN UNMARRIED PERSON SOLELY,** 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 Lot No. 6 on the Map of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference s made for a more complete description.

Being the same property conveyed to James A. Patterson and wife, Cathey Patterson by Warranty Deed from Estate of Nellie E. Jones, Conservatorship of record in Book 7470, Page 979, Register's Office for Davidson County, Tennessee, dated February 17, 1988 and recorded on February 17, 1988.

Being a portion of the same property conveyed to James A. Patterson by Quitclaim deed from Cathey Patterson (being one and the same person as Kathy Patterson) of record in Book 7751, page 162, Register's Office for Davidson County, Tennessee, dated December 12, 1988 and recorded on January 13, 1989.

Said James A. Patterson having deceased on or about November 16, 2010. Probate of record in Case No. 03 P 147, Circuit Court for Davidson County, Tennessee. Affidavit of Heirship of record in Instrument No. 20231116-0089494 and Instrument No. 20250213-0011132, Register's Office for Davidson County, Tennessee name heirs as Tammie Patterson, Sam Patterson and James W. Patterson. Order of record in Instrument No. 20250213-0011132, in re: the Conservatorship of Tammie Patterson, authorizes sale of property by Conservator Teresa Morgan, as to Tammie Patterson's 1/3 interest.

Being a portion of the same property conveyed to Sam Davis Patterson by Quitclaim Deed from Tammie Patterson of record in Instrument No. 20250224-0013597 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 24, 2025.

Being a portion of the same property conveyed to Sam Davis Patterson by Quitclaim Deed from James Walter Patterson of record in Instrument No. 20250224-0013598 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 24, 2025.

JW2026-89

Being the same property conveyed to Patterson Project 615, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sam Patterson of record in Instrument No. 20250227-0014477 Register's Office for Davidson County, Tennessee, dated February 20, 2025 and recorded on February 27, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 887 Granada Ave, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness my hand this 29th day of January, 2026

PATTERSON PROJECT 615, LLC

BY: _____

JOSEPH WHITE, AUTHORIZED AGENT

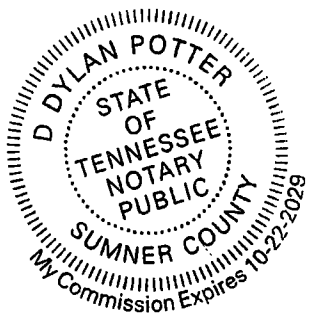
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Joseph White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be an Authorized Agent of Patterson Project 615, LLC, and that he as such Authorized Agent of Patterson Project 615, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Authorized Agent of Patterson Project 615, LLC.

Witness my hand and official seal this 29th day of January, 2026.

Commission expires:



_____
Notary Public

JW2026-89