WARRANTY DEED

Karen Johnson Davidson County
Batch # 1390237 DEEDWARR
03/09/2026 08:14:34 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20260309-0018365

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF March, 20 26.

Notary Public

MY COMMISSION EXPIRES: 05/08/28
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2028

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Genaro Canales Ayala	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
1832 Apple Valley Circle	3940 N. Ravenswood Ave 2W	120H-A-151.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Chicago, IL 60613	
(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, **Patrina Patterson, married,** HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Genaro Canales Ayala, a married man,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. ~~119~~ 115 on the amended Final Plat of Mulberry Downs, Phase I-B, of record in Book 7900, Page 818, said Register's Office to which Plan reference is hereby made for a more complete description,

Being the same property conveyed to George T.Lockridge, by virtue of that certain Quit Claim Deed dated March 12, 0022, and being of record at Instrument No. 20220517-0057075 in the Register's Office of Davidson County, Tennessee. George T. Lockridge having passed on/or about April 7, 2025.

Being the same property previously conveyed to George T. Lockridge, Demetra Nicole Allen and Patrina Gail Patterson by virtue of Quit Claim Deed dated June 15, 2021 at Instrument No. 20210625-0086708 in the said Register's Office.

Being the same property previously conveyed to George T. Lockridge by virtue of Warranty Deed dated January 12, 2006 at Instrument No. 20061117-0006153 in the said Register's Office.

Affidavit of Heirship of record in Instrument No. 20260309-0018363 **and** 20260309-0018364**, said Register's Office**

Patrina Patterson is also known as Patrina Lockridge-Patterson

Seller warrants that this property is not their marital residence.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at The Register of Deed's Office for Davidson County, Tennessee 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

1832 Apple Valley Circle, Nashville, TN 37207

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 4th day of March, 2026.

Patrina Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of March, 2026, before me personally appeared Patrina Patterson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of March, 2026.

Notary Signature
My commission expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-BR-26-1832