WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392309 DEEDWARR
03/12/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260312-0019740

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF March, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

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
You Proof, LLC, a Limited Liability Company	**You Proof, LLC**	
(NAME)	(NAME)	120H-A-151.00
605 Press Place, Apt. 111	605 Press Place, Apt. 111	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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, **Cassandra Elaine Patton unmarried**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **You Proof, LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 71 on the plan of Bransford Realty Company's Subdivision of Maxy Avenue and Gallatin Road Property, of record in Book 332, Page 44 (erroneously referred to as Book 332, Page 14, in prior deed) Register's Office for said County.

Being the same property conveyed to Cassandra Elaine Patton by Warranty Deed recorded on January 26, 2004 in the Davidson County Register of Deeds at Instrument No. 20040126-0009756..

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Davidson County Register of Deeds of 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 1125 Leland Avenue, Nashville, TN 37216

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 11th day of March, 2026.

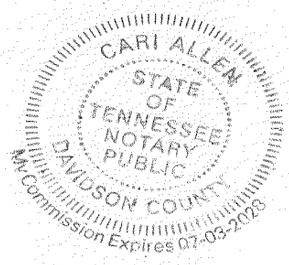
Cassandra Elaine Patton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2026, before me personally appeared Cassandra Elaine Patton, 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 11th day of March, 2026.

Notary Signature
My commission expires: 2-3-28



CERTIFICATE OF AUTHENTICITY

I, **Stephanie Woodall**, 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 **03/11/2026**.

Date

Stephanie Woodall

Affiant Signature

03/11/2026

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **11th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

