Karen Johnson Davidson County
Batch# 1395069 DEEDWARR
03/19/2026 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20260319-0021915

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Sara Monique Patton	**United Wholesale Mortgage**	MAP **182**
1535 White Tip Ln Unit 39	**585 South Blvd East**	GROUP **15 0 C**
Antioch, Tennessee 37013	**Pontiac, Michigan 48341**	PARCEL **039.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

Mitch Kinder Development LLC, a Missouri Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Sara Monique Patton, a single woman,

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units No. 39, Lot 158, of the Townhomes of Clover Glen, Phase 1B, a Horizontal Property Regime With Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180813-0079686, as amended in Instrument No. 20191030-0111394, Register's Office for Davidson County, Tennessee, and further shown on the Major Subdivision Final Plat, Clover Glen, Phase 1B, of record in Instrument No. 20191015-0105301, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Mitch Kinder Development LLC by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee for Edward Kershner, Trustee, dated February 18, 2026 and filed of record March 3, 2026 as Instrument No. 20260303-0016659, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Townhomes of Clover Glen, Phase 1B, of record in Plat Book 20191015-0105301, said Register's Office.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20180813-0079686 and Supplemented as Instrument No. 20191030-0111394, said Register's Office.
4. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **1535 White Tip Ln, Antioch, Tennessee 37013**.

Such an address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **Sara Monique Patton, a single woman**, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 18th day of March 2026.

Mitch Kinder Development LLC, a Missouri Limited Liability Company

By: David M. Kinder, Managing Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **David M. Kinder, Managing Member** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **David M. Kinder, Managing Member** of **Mitch Kinder Development LLC, a Missouri Limited Liability Company,** the within named bargainor, a Missouri Limited Liability Company, and that he as such Managing Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Missouri Limited Liability Company as such Managing Member.

WITNESS my hand and official seal at office this 18th day of March 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

COUNTY OF RUTHERFORD
JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $340,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of March 2026.

NOTARY PUBLIC
My Commission Expires: 9/2/2030

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Andy Mahoney, 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 3/18/2026 (date of document).

Affiant Signature

3/18/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of March, 2026.

Notary's Signature

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
NOTARY SEAL

MY COMMISSION EXPIRES: 2/2/2030