WARRANTY DEED

Karen Johnson Davidson County
Batch# 1403365 DEEDWARR
04/08/2026 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20260408-0028380

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 07/23/2028
(AFFIX SEAL)

TORI MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

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
Julie VanCleve and Cali VanCleve	Better Mortgage Corporation	
(NAME)	(NAME)	
885 Granada Ave	1 World Trade Center, 80th Floor	082-04-0-254.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	New York, NY, 10007	
(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 **JULIE KAY VANCLEVE, AN UNMARRIED WOMAN, AND CALI VANCLEVE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, 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:

Being Lot No. 7, on the Map of Carter Lane Place, of record in Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description

Being the same property conveyed to James Patterson, unmarried by Warranty Deed from E. Mark Turner of record in Instrument No. 20070523-0061534 Register's Office for Davidson County, Tennessee, dated May 15, 2007 and recorded on May 23, 2007.

The said James A. Patterson deceased 11/16/2010 with intestate probate in the Davidson County Circuit court probate division, case no 11P522, leaving his heirs at law as follows, as evidenced by Affidavit of Heirship of record as instrument No. 202311160089494

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.

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. 20250227-0014681 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.

JW2026-395

unimproved _
This is improved x property, known as 885 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 6th day of April, 2026

PATTERSON PROJECT 615, LLC

BY: _____

RYAN ~~BUDDEN~~, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal this 6th day of April, 2026.

Commission expires:

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

_____
Notary Public

JW2026-395

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, 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 **April 6, 2026**.

Affiant Signature

04/06/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **April 6, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

