Karen Johnson Davidson County
Batch# 1413530 DEEDWARR
04/29/2026 03:41:30 PM 2 pgs
Fees: $13.00 Taxes: $2,937.80
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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453966**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $794,000.00. Haley Patton Affiant Subscribed and sworn to before me, this 28th day of April, 2026. Notary Public My Commission Expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 5, 2027

WARRANTY DEED

Address New Owner: Michael Patton and Haley Patton 4418A Granny White Pike Nashville TN 37204	Send Tax Bills To: Pinnacle Bank 21 Platform Way Ste 2300 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 131 08 0 140.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Laetitia K. Hoskins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Patton and Haley Patton, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2A on the ZONE LOT DIVISION, LOT 2, HAMPTON GLEN of record in Plat Book 6200, Page 478, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ryland L. Hoskins and spouse, Laetitia K. Hoskins, by Warranty Deed from William R. Osborne, III and spouse, Judith Hope Osborne, of record in Book 9315, Page 51, in the Register's Office of Davidson County, Tennessee, dated April 14, 1994, and recorded on April 18, 1994. The said Ryland L. Hoskins died on October 02, 2018, leaving Laetitia K. Hoskins as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ZONE LOT DIVISION, LOT 2, HAMPTON GLEN, as recorded in Plat Book 6200, Page(s) 478.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE COURT, as recorded in Plat Book 2854, Page 115.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAMPTON GLEN RESUB LOTS 1 AND 2, GRANNY WHITE COURT, as recorded in Plat Book 6050, Page 149.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3105, Page 347.

Easement for Private Sanitary Sewer, recorded in Book 6518, Page 537.

This is improved property located at 4418A Granny White Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2026.

Laetitia K. Hoskins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Laetitia K. Hoskins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of April, 2026.

Notary Public
My Commission Expires: 05-09-2026

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of April, 2026

4-28-26
Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of April, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires JULY 17, 2027