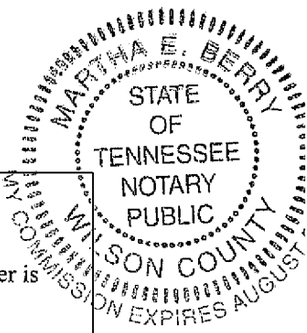
Warranty Deed



Karen Johnson Davidson County Batch# 1417501 DEEDWARR 05/07/2026 01:53:30 PM 3 pgs Fees: $18.00 Taxes: $2,589.63 20260507-0041390	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $699,900.00. Affiant Subscribed and sworn to before me this the 6th day of May, 2026. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kimberly Dafau and James Jagelewski	**405 Lawrence Street** **Old Hickory, TN 37138**	053-03-0-424.00
1404 Riverside Road		
Old Hickory, TN 37138		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES HOWARD PATTERSON AND WIFE, LISA N. PATTERSON,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KIMBERLY DAFAU AND JAMES JAGELEWSKI, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), 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 126, on the Plan of Section B, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 67, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Subdivision name Village of Old Hickory was erroneously referred to as E.I. Dupont DeNemours and Company's Subdivision on a prior deed.

Being the same property conveyed to Howard Patterson and wife, Lisa N. Patterson, and Dorolyn Newberg, all as joint tenants with the right of survivorship by Warranty Deed from Louis G. Pizi, unmarried of record in Book 8753, Page 891, Register's Office for Davidson County, Tennessee, dated October 08, 1992 and recorded on October 09, 1992.

Being the same property conveyed to James Howard Patterson and wife Lisa N. Patterson by Quit Claim Deed from Dorolyn Newberg of record in Instrument No. 20010905-0096222 Register's Office for Davidson County, Tennessee, dated August 09, 2001 and recorded on September 05, 2001.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1404 Riverside Road, Old Hickory, TN 37138, but such 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of May, 2026.

James Howard Patterson

Lisa N. Patterson

Lisa N. Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Howard Patterson and Lisa N. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Marty Berry, 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 5/6/26 (date of document).

Affiant Signature

5/7/26
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12-5-2026

NOTARY'S SEAL

