Karen Johnson Davidson County
Batch# 1420937 DEEDWARR
05/14/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20260514-0043681

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/2/26
File No. 26-25509

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura S. Patton (NAME)	Mortgage Investors Group (NAME)	108-3-101
1131 Cabana Drive (STREET ADDRESS)	10118 Parkside Drive, Ste 100 (STREET ADDRESS)	
Nasvhille, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37922 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robby Huttsell, a single man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura S. Patton, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Lot NO. 61-B, Zone Lot Division Lots 60, 61, 68, and 69, Section Five, on the plan of Patio Villa, as shown by Plat and Survey of record in Plat Book 6250, Page 491. Amending Plat Book 5200, Page 633, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property acquired by the part of the first part pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated April 14, 2004, Instrument No. 20040608-0067721 in the Register's Office for Davidson County, Tennessee.

FURTHER, Being the same property conveyed to Robby Huttsell and Barbara Huttsell, a married couple by Cash Deed dated August 4, 2004 from Alphonso Jackson, Acting Secretary of Housing and Urban Development, of Washington, D.C., party of the first part, recorded August 24, 2004, in Instrument Number 20040824-0102223, in the Register's Office for Davidson County, Tennessee.

FURTHERMORE, Being the same property conveyed to Robby Huttsell by Quitclaim Deed from Barbara May Huttsell, dated January 13, 2021, recorded February 23, 2021, in Instrument No. 20210223-0021784 in the Register's Office for Davidson County, Tennessee.

Barbara May Huttsell being erroneously stated as Barabara Huttsell on current deed's legal description

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1131 Cabana Drive, Nashville, TN 37214.

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

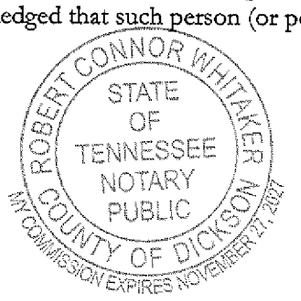
Witness my/our hand(s) this 14th day of May, 2026.

Robby Huttsell

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 14th day of May, 2026, before me personally appeared Robby Huttsell, 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 14th day of May, 2026.



Notary Signature
My commission expires: _____

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certification of Recorded Documents

I, Channing Miles, 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 May 14, 2026.

(AFFIANT) – Channing Miles

05/14/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of May, 2026.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY