Karen Johnson Davidson County
Batch# 1424745 DEEDWARR
05/22/2026 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260522-0047224

WARRANTY DEED

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. EB-26-2438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2026

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11-5-29

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Spencer Veazey	NEW OWNER	
(NAME)	(NAME)	
405 Patina Circle		091-14-0B-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, I/we, **Jeremy Threlkeld and Stephanie Threlkeld**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Spencer Veazey**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property 1:
Land in Davidson County, Tennessee, being Lot No. 2 on the Final Subdivision Plat of the First Revision of Patina Subdivision, a Planned Unit Development, of record in Instrument No. 20040707-0080650, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof

Being the same property conveyed to Jeremy Threlkeld, unmarried man by Warranty Deed from Justin B. Walker and Kathryn Walker, husband and wife of record in Instrument No. 20190329-0028826 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on March 29, 2019.

This is property more commonly known as 405 Patina Circle, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 our hand this 22nd day of May, 2026.

Jeremy Threlkeld

Stephanie Threlkeld

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 22nd day of May, 2026, before me personally appeared Jeremy Threlkeld and Stephanie Threlkeld, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such or persons' free act and deed.

Witness my hand, at office, this 22nd day of May, 2026.

Notary Signature
My commission expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

True Copy Certification

I, Tracey Perry, 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 is a true and correct copy of the original document executed and authenticated according to law on May 22, 2026

Tracey Perry
Signature

Date: 5-22-26

STATE OF TENNESSEE
COUNTY OF Davidson

Sworn and subscribed before me this the 22nd day of May, 2026

Notary Public

My commission Expires: _____

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028