Karen Johnson Davidson County
Batch# 1433004 DEEDWARR
06/12/2026 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $629.00
20260612-0053424

**This instrument prepared by:**
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee }
County of Rutherford }

The actual consideration or value, whichever is greater for this transfer is: $170,000

Affiant Signature

Subscribed and sworn to before me on this the 11th Day of June, 2026.

Notary Public

My Commission expires 8 / 21 / 27

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

**NAME AND ADDRESS OF PROPERTY OWNER:**
Zayne Nathan Roemer
2021 Rocky Springs Lane
Nolensville, TN 37135
**SEND TAX BILLS TO:**
Zayne Nathan Roemer
2021 Rocky Springs Lane
Nolensville, TN 37135
**MAP AND PARCEL NUMBER: 161050A00900CO**

# WARRANTY DEED

**26NT01196**

Effective the 9th Day of June, 2026 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

**Tony Patton, a married man**

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Zayne Nathan Roemer, unmarried man**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9, Building A on the Plan of Ashlawn Place Condominiums, as established by the Master Deed of record in Book 6607, page 596, as amended in Book 7168, page 550, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tony Patton, a married man by Warranty Deed from DonNa Saladino, David Fisher, and Diane Anderson, as equal tenants in common as recorded 01/16/2026 in Book NA at Page NA as Document 20260116-0004034.

Commonly Known As: 709 Ashlawn Pl, Nashville, TN 37211-5853

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 hands this the 9th day of June, 2026

**Tony Patton**

State of TN )
County of Davidson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Tony Patton**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

**Tennessee Certification of Electronic Document**

I, Emma Howard, 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 6/9/2026 (date of document).

Emma Howard
Affiant Signature

6/9/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 9 day of June, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL