WARRANTY DEED

Karen Johnson Davidson County
Batch# 1433358 DEEDWARR
06/15/2026 11:16:30 AM 3 pgs
Fees: $18.00 Taxes: $869.50
20260615-0053931

State of Tennessee
County of Wilson

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2021

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Valerie Laprocina	Legacy Homes Loans, LLC dba Steadfast Mortgage	Tax Map & Parcel 052-05-0-06500
(NAME)	(NAME)	
328 Emmitt Ave.	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115	White House, TN 37188	19th C.D.
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **Donna Lynn Pate, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Valerie Laprocina, unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in the 19th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 of Block I, on the Revised Plan of POWER & ROTH MADISON PARK SUBDIVISION, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee.

Being the same proeprty conveyed to Donna Lynn Pate and husband Morris Allen Pate by deed dated June5, 2007 from Donna Lynn Pate, as shown of record in Instrument #200708100096111, Register's Office for Davidson County, Tennessee. Morris Allen Pate died on October 27, 2023 leaving Donna Lynn Pate as sole owner via tenancy by the entirety survivorship.

This conveyance is subject to any and all matters as shown on plat of record in Book 843, page 7, Register's Office for Davidson County, Tennessee. This conveyance is subject to an agreement of dedication of easement for sanitary sewers and/or storm drainage as shown of record in Book 8789, page 944, Register's office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 328 Emmitt Ave., Nashville, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 12 day of JUNE, 2026.

Donna Lynn Pate

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and Subscribed before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Lynn Pate the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

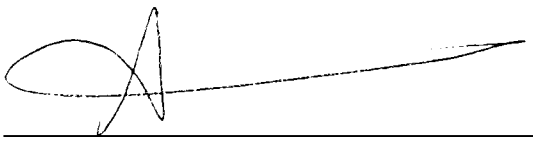
Witness my hand and official seal at Murfreesboro, Tennessee this 12 day of June, 2026.

Notary Public
My Commission Expires: 12/19/2026

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 6-12-2026.



Affiant Signature — Date: 6-12-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 6-12-2026.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal