Karen Johnson Davidson County
Batch# 1447962 DEEDWARR
07/16/2026 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20260716-0064446

Name and Address of New Owner:
Christopher McKenna
Andria McKenna
3119 Hillside Road
Nashville, TN 37207

Send Tax Bills To:
FirstBank
722 Columbia Ave
Franklin, TN 37064

This Instrument Prepared By:
Campbell Law, LLC
904 Wilson Pike
Brentwood, TN 37027

Map & Parcel No: 060-04-0-050.00

WARRANTY DEED 89323

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Quinn Patterson, married,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Andria Lynn McKenna and Christopher McKenna, husband and wife**, "the Grantee," as tenants by the entirety with right of survivorship, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, being part of Tract No. 2 on the plan of Wm. Phillips Estates, as of record in Book 57, page 21, Register's Office for said County, and also being known as Tract "D" on a survey of part of the George Olinger Tract prepared September 19, 1957 by Joseph A. Daugherty, surveyor, and described according thereto as follows:

Beginning at an iron pin on the Easterly side of Hillside Road, 64.4 feet Northerly from the Northwest corner of Tract "B" of said Olinger property conveyed to Charles W. Marshall and wife, by George Olinger and wife, by deed of record in Book 2488, page 341, said Register's Office, said point being also the Northwest corner of Tract "C" of said Olinger property; thence with the Northern Boundary line of said Tract "C" South 85 degrees 54' minutes East 157.6 feet to an iron pin in the Westerly boundary line of the Brintley property; thence with the same North 03 degrees East 61.4 feet to an iron pin, the Southeast corner of Tract "E" of said Olinger property; thence with same, North 84 degrees 48 minutes West 157.8 feet to an iron pin on the Easterly side of Hillside Road, thence with same, South 3 degrees West 64.4 feet to the beginning.

Being the same property conveyed to QUINN PATTERSON, by deed from ZOE BURCHFIELD F.K.A. ZOE ADELA AGBLEZE, AND JOSHUA BURCHFIELD, A MARRIED COUPLE, of record in Instrument No. 20230630-0050024, dated June 27, 2023, said Register's Office.

Quinn Patterson is now married to Andrea Duvall. Andrea Duvall hereby joins in to convey any rights she may have, marital or otherwise.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~14th~~ 13th day of July, 2026.

Quinn Patterson
_____(SEAL)
Quinn Patterson

Andrea Duvall
_____(SEAL)
Andrea Duvall

STATE OF MARYLAND
COUNTY OF MONTGOMERY

On this 13th day of July, 2026, before me personally appeared Quinn Patterson and Andrea Duvall, 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, this 13th day of July, 2026.

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2030

_____
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $389,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Quinn Patterson
_____
(Affiant)

Sworn to and subscribed before me this 13th day of July, 2026.

_____
Notary Public
My commission expires:_____

LAURIELLE CAMPBELL
Notary Public - Maryland
Montgomery County
My Commission Expires Apr 11, 2030

Notarized remotely online using communication technology via Proof.

Tennessee Certification of Electronic Document

I, George Mudter, 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 7/13/26 (date of document).

Affiant Signature

7/15/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

