Karen Johnson Davidson County
Batch# 1451871 DEEDWARR
07/27/2026 01:45:30 PM 5 pgs
Fees: $28.00 Taxes: $460.10
20260727-0068154

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611542

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$124,350.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 23rd day of July, 2026.

T. P. BOSHEARS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

WARRANTY DEED

THIS INDENTURE, made this 23rd day of July, 2026, among:

BOBBY PATTON, UNMARRIED HEIR AT LAW OF WILDA A PATTON AND TYRELL PARHAM, UNMARRIED HEIR AT LAW OF MARY A PATTON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND
NASHVILLE METRO HOLDINGS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY
a Tennessee limited liability company, its successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

LAND in Davidson County, Tennessee, being Lot No. 128 on the Plan of Hermitage Hills, Section l, as of record in Book 2900, page 48, Register's Office for said County and State.

SAID Lot No. 128 fronts 50.01 feet on the westerly margin of Bonnafield Court and extends back between lines measuring 157.0 feet on the northeasterly side and 121.0 feet on the southerly side to a broken line in the rear on which it measures 184.5 feet.

Being the same property conveyed to WILDA A, PATTON, unmarried and MARY A, PATTON, unmarried as tenants in common by Warranty deed from BILLY F. ADKINS and wife, MARY ANN ADKINS of record in Book 5051, page 207, Register's Office for Davidson County, Tennessee, dated 7/26/1976 and recorded on 7/27/1976.

The said Wilda A. Patton having died November 2, 2001 leaving Robert Patton, Mary Ann Patton, Roberta Jean Patton, Rachel Virginia Patton, Linnie Darlene Patton, and Bobby Patton as heirs pursuant to the Affidavit of Heirship and recorded in Instrument number 20260727-0068025 **Register's Office for Davidson County, Tennessee, dated** July 14, 2026 **Robert Patton, Roberta Jean Patton, and Linnie Darlene Patton having died as children, leaving Mary A Patton, Rachel Virginia Patton and Bobby Patton as only living heirs .**

The said Mary A. Patton having also died unmarried and no children leaving on December 13, 2011, leaving Robert Patton, Roberta Jean Patton, Rachel Virginia Patton, Linnie Darlene Patton, and Bobby Patton as heirs pursuant to the Affidavit of Heirship and recorded in Instrument number 20260727-0068027 **Register's Office for Davidson County, Tennessee, dated** July 14, 2026 **. Robert Patton, Roberta Jean Patton and Linnie Darlene Patton having died as children, leaving Rachel Virgina Patton and Bobby Patton as only living heirs.**

The said Rachel Virgina Patton having died unmarried on February 26, 2019, leaving Rachel Leigh Workman as only living heir pursuant to the Affidavit of Heirship and recorded in Instrument number 20260727-0068028 **Register's Office for Davidson County, Tennessee, dated** July 14, 2026 **.**

The said Rachel Leigh Workman having died unmarried on May 9, 2026, leaving Tyrell Parham as only living heir pursuant to the Affidavit of Heirship and recorded in Instrument number 20260727-0068024 **Register's Office for Davidson County, Tennessee, dated** July 14, 2026 **.**

Being also known as 3902 Bonnafield Ct, Hermitage, TN 37076

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Tyrell Parham

State of Michigan
County of Oakland

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Tyrell Parham, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2026.

Notary Public
My Commission Expires: 07-10-2031

HEATHER-E ALDRIDGE
Notary Public - State of Michigan
County of Oakland
My Commission Expires Jul 10, 2031
Acting in the County of Oakland

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bobby Patton

Bobby Patton, heir and individually

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Bobby Patton, Indivdually and as Heir of Wilda A Patton and Mary A Patton the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of July, 2026.

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/9/27

Owner Name & Property Address:

Name: Nashville Metro Holdings, LLC
Address: 3902 Bonnafield Ct
City, State, Zip: Hermitage, TN 37076

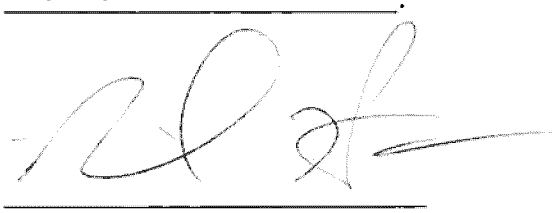
Responsible Party For Taxes:

Name: Nashville Metro Holdings, LLC
Address: 3902 Bonnafield Ct
City, State, Zip: Hermitage, TN 37076

Tax ID: 075-09-0-021.00

Certificate of Authenticity

I, Nick Harris, 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 7/23/26.



Affiant Signature

7/23/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 23 day of July, 20 26.



Notary's Signature

My Commission Expires: 3/9/27

Date

