Karen Johnson Davidson County
Batch# 1464262 DEEDWARR
08/26/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $2,142.30
20260826-0078761

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Fischer L. Hawkins and Mackenzie C. Hawkins 934B Spain Avenue Nashville, TN 37216	Guaranteed Rate 3940 N Ravenswood Ave Chicago, IL 60613	072 09 2N 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Shanna L. Patterson f/k/a Shanna L. Cobble and Eric Patterson, wife and husband,** ("Grantors"), have bargained and sold, and by these presents do hereby transfer, warrant and convey unto **Fischer L. Hawkins and Mackenzie C. Hawkins, husband and wife,** ("Grantees") all of our right, title and interest in and to that certain real property known as 934B Spain Avenue, Nashville, TN 37216, together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 934B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 934 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160823-0088089 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shanna L. Cobble, unmarried, and Eric Patterson, unmarried, as joint tenants with right of survivorship, by Quitclaim Deed from Shanna L. Cobble, unmarried, dated September 5, 2025, and recorded September 10, 2025, of record in Instrument No. 20250910-0072235, in the Register's Office for Davidson County, Tennessee. Shanna L. Cobble having since married and now known as Shanna L. Patterson.

Being the same property conveyed to Shanna L. Cobble, unmarried, by Warranty Deed from Urban Properties, LLC, a Tennessee Limited Liability Company, dated October 9, 2017, and recorded October 17, 2017, of record in Instrument No. 20171017-0106140, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 934B Spain Avenue, Nashville, TN 37216.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, they, the said, **Grantor,** hereunto set by hands and seals this 14th day of August, 2026.

Shanna L. Patterson
Shanna L. Patterson

Eric Patterson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of August, 2026, before me personally appeared **Shanna L. Patterson and Eric Patterson**, 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, at office, this 14th day of August, 2026.

Notary Signature
My commission expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 $579,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 14 day of August, 2026.

Notary Public
My commission expires: 3-20-28

SYDNEY LYNN ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 8/14/26 (date of document).

Affiant Signature

8/20/26
Date

State of Tennessee

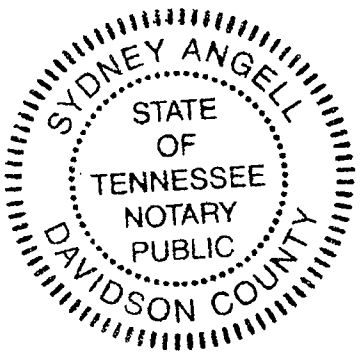
County of Williamson

Sworn to and subscribed before me this 20 day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL



202608260078761