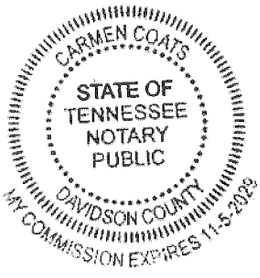
Karen Johnson Davidson County
Batch# 1470492 DEEDWARR
09/09/2026 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20260909-0083530

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $405,000.00. Amanda Allen Affiant Subscribed and sworn to before me, this the 27th day of August, 2026. Carmen Coats Notary Public My commission expires: 11/5/29

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jesse Madison Clontz and Alexandria Theresa Borruso	BANK OF AMERICA ~~New Owner(s)~~ c/o	082 04 0 234.00
874 Apex Street	4500 AMON CARTER BLVD	
Nashville, TN 37206	FORT WORTH, TX 76155	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PATTERSON PROJECT 615, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JESSE MADISON CLONTZ AND ALEXANDRIA THERESA BORRUSO, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly 45 feet of Lots Nos. 26 and 27 on the Plan of Carter Lane Place, of record in Plat Book 547, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said parts of Lots Nos. 26 and 27 front together 45 feet on the westerly side of Apex, formerly Nathyan, Street, and run back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Patterson Project 615, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Sam Patterson, dated February 20, 2025, and recorded February 26, 2025, of record in Instrument No. 20250226-0014294, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be **874 Apex Street, Nashville, TN 37206**, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of August, 2026.

Patterson Project 615, LLC, a Tennessee Limited Liability Company

By:_____
Ryan Budden, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ryan Budden, Managing Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Patterson Project 615, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 27 day of August, 2026.

Notary Public
My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 27. 2026

Affiant Signature

4th day of September, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609090083530