Karen Johnson Davidson County
Batch# 1480507 DEEDWARR
10/05/2026 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20261005-0091311

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Caleb Austin Tate **3916 Patton Hill Rd** **Nashville, Tennessee 37207**	**SWBC Mortgage Corporation** **9311 San Pedro Avenue** **Suite 100** **San Antonio, TX 78216**	MAP **050** GROUP **07 0** PARCEL **137.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged,

L&L TN R LLC, a Wyoming Limited Liability Company

hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto

Caleb Austin Tate and Autumn Marie Buysse, husband and wife

hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 32, Northbrook, Phase Two, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to L&L TN R LLC by Warranty Deed from Erin Dias, Trustee of The 3916 Patton Hill Rd Trust, dated February 19, 2026 and filed of record February 26, 2026 as Instrument No. 20260226-0015252, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2026 Taxes and all subsequent years not yet due and payable.
2. Matters shown on the recorded plat of Northbrook, Phase Two, of record as Plat Book 9700, page 769, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as **3916 Patton Hill Rd, Nashville, Tennessee 37207**.

Such an 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 GRANTEES their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its

successors and representatives, to warrant and forever defend the title to the said land to the said their heirs and assigns, 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 our hands this the 1st day of October 2026.

L&L TN R LLC, a Wyoming Limited Liability Company

By: Les Lazarus, Manager

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Les Lazarus, Manager** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Les Lazarus, Manager** of **L&L TN R LLC, a Wyoming Limited Liability Company,** the within named bargainor, a Wyoming Limited Liability Company, and that he as such Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Wyoming Limited Liability Company as such Manager.

WITNESS my hand and official seal at office this 1st day of October 2026.

NOTARY PUBLIC
My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $360,000.00.

AFFIANT

Subscribed and sworn to before me on this 1st day of October 2026.

NOTARY PUBLIC
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

True Copy Certification

I, **Denise Woods,** 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 this the 1 day of October, 2026.

Denise Woods
Affiant Signature
Date 10-1-2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1 day of October, 2026.

C. Loy Carney
Notary's Signature
MY COMMISSION EXPIRES:

