Karen Johnson Davidson County
Batch# 1480898 DEEDWARR
10/06/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,497.09
20261006-0091869

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,160.00.

Elizabeth Patrick
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2ND DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/4/28
(AFFIX SEAL)

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 26-0138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Patrick and Elizabeth Patrick Living Trust dated November 13, 2025	CrossCountry Mortgage, LLC	Map: 096-06-0-114.00
(NAME) 2937 Sinbad Dr.	(NAME) 2160 Superior Avenue	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Cleveland, OH 44114	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NINE HUNDRED FORTY-FIVE THOUSAND ONE HUNDRED SIXTY AND NO/100 DOLLARS ($945,160.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

FRANK BATSON QUALITY HOMES, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID PATRICK AND ELIZABETH PATRICK, TRUSTEES OF THE DAVID PATRICK AND ELIZABETH PATRICK LIVING TRUST UNDER AGREEMENT DATED NOVEMBER 13, 2025,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 190 on the Plan of Cloverhill Subdivision, Section IV, of record in Book 2133, page 62 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Frank Batson Quality Homes, Inc., by deed from Phyllis McFolin, an unmarried woman and Patrick Ryan McFolin and Carolyn M. York, of record in Instrument No. 20250703-0052894, dated July 1, 2025, Register's Office for said County.

This conveyance is made subject to: (1) 2026 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 62, said Register's Office; (3) Sanitary Sewers/Storm Drainage Easement of record in Book 6249, Page 326, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Book 2145, Page 262, Register's Office for said County, and Declaration of Restrictions and Covenants to Metro of record in Instrument No. 20260924-0088830, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2937 Sinbad Dr., Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 GRANTEES, 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 2nd day of October, 2026.

Frank Batson Quality Homes, Inc.

BY: _____
Frank C. Batson
President

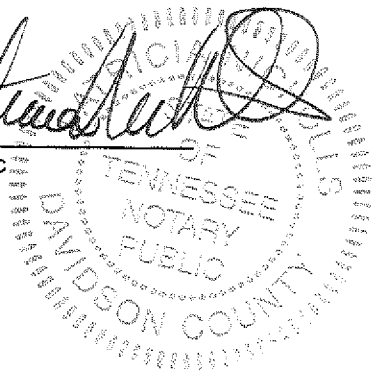
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Frank C. Batson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President respectively of Frank Batson Quality Homes, Inc. the within named bargainer, and corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 2nd day of October, 2026.

My Commission Expires: 11/24/28

_____
Notary Public



Certification of Recorded Documents

I, Karen Suggs, 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 October 2, 2026.

(AFFIANT) – Karen Suggs

10/02/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of October, 2026.

My commission expires: 11/4/28

Notary Public

