Karen Johnson Davidson County
Batch# 1480945 DEEDWARR
10/06/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,417.10
20261006-0091918

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $383,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 9-5-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-1118

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Charles Patterson and Alexandra Patterson	Charles Patterson and Alexandra Patterson	176-06-0A-240.00-CO and 176-06-0A-240.00-CO
(NAME)	(NAME)	
5664 Hickory Woods Drive	5664 Hickory Woods Drive	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Eighty-Three Thousand And No/100 Dollars ($383,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANTHONY REY DAGDAYAN DINSAY AND SPOUSE JOSHUA BURCHAM,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES D. PATTERSON AND ALEXANDRA PATTERSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all Lot No. 240 on the Plan of Final Subdivision Plat, Heritage Landing-Phase 3 of Instrument Number 20220215-0017446, 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 Anthony Rey Dagdayan Dinsay and spouse, Joshua Burcham by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20230103-0000258, Register's Office for Davidson County, Tennessee, dated January 03, 2023 and recorded on January 03, 2023.

unimproved ☐
This is improved ☑ property, known as 5664 Hickory Woods Drive, Antioch, TN 37013
(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.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

Witness our hands this 1 day of October, 2026.

Anthony Rey Dagdayan Dinsay

Joshua Burcham

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Anthony Rey Dagdayan Dinsay and Joshua Burcham, 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 at office, this 1 day of October, 2026.

Katie Lee Rice
Notary Public
My commission expires: 7/24/29

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Certificate of Authenticity

I, Holly A. Mason 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 the _____ day of 10/1/26, 2026.

Affiant Signature

10/1/26
Date

State of Tennessee
County of Davidson

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

Notary's Signature
My Commission Expires: 7/14/2030

(Notary Seal)

