Karen Johnson Davidson County
Batch# 1483042 DEEDWARR
10/12/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,886.00
20261012-0093364

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Abigail Brown Patterson and Alexander Gray Patterson	FirstBank	172 09 0A 077.00
(NAME) 608 Banbury Place	(NAME) 722 Columbia Avenue	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kayli Ann Hoehn N/K/A Kayli Hoehn Vollrath and Brody William Vollrath, wife and husband,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Abigail Brown Patterson and Alexander Gray Patterson, wife and husband**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of DAVIDSON, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 77 on the Final Plat of BANBURY CROSSING, SECTION TWO, a Planned Unit Development, of record in Plat Book 9700, pages 605 thru 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Kayli Ann Hoehn and Brody William Vollrath, wife and husband, by Warranty Deed from Timothy Blake Rogers and Stephanie J. Rogers, husband and wife, of record in Instrument No. 20201203-0140373, in the Register's Office of Davidson County, Tennessee, dated November 12, 2020 and recorded on December 3, 2020.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 608 Banbury Place, Brentwood, TN 37027
(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.

Effective the 8 day of October, 2026.

Kayli Ann Hoehn N/K/A Kayli Hoehn Vollrath

Kayli Ann Hoehn N/K/A Kayli Hoehn Vollrath

Brody William Vollrath

STATE OF TENNESSEE

COUNTY OF Williamson

On this 8 day of October, 2026, before me personally appeared Kayli Ann Hoehn N/K/A Kayli Hoehn Vollrath and Brody William Vollrath, 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 (or person's) free act and deed.

Notary Public

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 5/21/2030

RETURN TO:
Phoenix Title Services, LLC
5107 Maryland Way, Suite 100
Brentwood, TN 37027

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 10.8.26. (date of document).

Affiant Signature

10/8/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

