Karen Johnson Davidson County
Batch# 232110 DEEDWARR
05/20/2019 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $850.63
20190520-0047201

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Y86-4704

ADDRESS NEW OWNER:
Tiffany A. Nogoy
4704 Brighton Village Drive
Nashville, TN 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Guaranteed Rate, Inc.
4410 N. Ravenswood Ave.
Chicago, IL 60640

Parcel ID:
161-09-0A-003.00-C
34736

BANKRUPTCY TRUSTEE'S 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 of which is hereby acknowledged, **T. Larry Edmondson, Chapter 7 Trustee for Arvind Patel, debtor,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Tiffany A. Nogoy, a single woman, and Natalie N. Nogoy, a single woman, as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 4704 (a/k/a Unit 22), together with the appurtenant interest in the common elements of Brighton Village Phase I, a horizontal property regime established by Master Deed of record in Instrument No. 20080117-0005582, as amended by First Amendment in Instrument No. 20080808-0081965, as corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed in Instrument No. 20080808-0081965, as corrected in Instrument No. 20110520-0038914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Arvind J. Patel, a married man by deed dated June 11, 2008 from Regent Homes, LLC, a Tennessee limited liability company, of record in Instrument No. 20080613-0061272, Register's Office for Davidson County, Tennessee.

By Order to Sell Property of the Estate dated May 7, 2019, in the United States Bankruptcy Court for the Middle District of Tennessee, at Nashville, In Re: Arvind Patel, Debtor, under Case No: 3:18-bk-08253, Chapter 7, Judge Mashburn, said Order being of record in Instrument No. _____ in the Register's Office for Davidson County, Tennessee, the herein name Grantor was authorized to convey the subject property to the Grantees free and clear of all liens.

Arvind Patel and Arvind J. Patel being one and the same person.

Grantor does covenant with the said Grantees, their heirs and assigns, and hereby represents and warrants to Grantees, their heirs and assigns, that the subject property is not the marital residence of Arvind Patel, debtor in the matter of In Re: Arvind Patel, Debtor, Case No: 3:18-bk-08253, Chapter 7, Judge Mashburn, United

States Bankruptcy Court for the Middle District of Tennessee, at Nashville, and that as such, the property is not subject to any homestead exemption pursuant to Tennessee Code Annotated 26-2-301.

This is improved property known as 4704 Brighton Village Drive, Nashville, TN 37211. Possession is to be given on May 16, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 he is lawfully seized and possessed of said land as bankruptcy trustee, has been issued an order by the U.S. Bankruptcy Court – Middle District of Tennessee to convey it, and does warrant that the same is free and clear of all liens unless otherwise herein set out; and,

GRANTOR does further covenant and bind itself, our successors 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 claiming by through or under said GRANTOR, **BUT NOT OTHERWISE**.

WITNESS our hands this the 16th day of May, 2019.

T. Larry Edmondson, Chapter 7 Trustee for Arvind Patel, debtor

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **T. Larry Edmondson, Chapter 7 Trustee for Arvind Patel, debtor,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 16th day of May, 2019.

NOTARY PUBLIC

My Commission Expires:
May 30, 2023

* * * * * *

LISA A. CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$229,900.00**.

AFFIANT

Subscribed and sworn to before me on this 16th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: May 30, 2023

LISA A. CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

