THIS INSTRUMENT WAS PREPARED BY and Recorded By:
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 239451 DEEDWARR
06/05/2019 02:57:30 PM 4 pgs
Fees: $23.00 Taxes: $2,386.50
20190605-0053894

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Brent Urban and Kathryn Salerno 2207 Pennington Bend Road Nashville, TN 37214	Bank of America 4500 Amon Carter Blvd. Ft. Worth, TX 76155	062-13-0-146.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Kushal Patel and Bhavika Patel, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Brent Urban and Kathryn Salerno, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.4 on the Plan of Map of River View Subdivision of record in Plat Book 547, Page 93 through 95, inclusive, 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 part of the same property conveyed to Pennington Bend Partners One, a Partnership, by Warranty Deed from Nigar A. Enayat, Trustee of The NARDS Trust dated July 10, 2015, of record on November 17, 2016, at Instrument No.20161117-0121458, Davidson County Register of Deeds. Further being part of the same property conveyed to Pennington Bend Partners One, a Partnership, by Quitclaim Deed from Pennington Bend Partners One, a Partnership, of record on December 22, 2016, at Instrument No. 20161222-0134910, said Register of Deeds. Further being the same property conveyed to Kushal Patel and Bhavika Patel, husband and wife, by Warranty Deed, from Pennington Bend Partners One, a Partnership, of record on July 31, 2018, at Instrument No. 20180731-0074676, Davidson County Register of Deeds.

This property is commonly known as 2207 Pennington Bend Road, Nashville, TN 37214.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 30th day of May, 2019:

Kushal Patel

Bhavika Patel
Bhavika Patel

STATE OF ILLINOIS

COUNTY OF COOK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kushal Patel** and **Bhavika Patel**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of May, 2019:

Deborah A. Walker
Notary Public Deborah A. Walker

My Commission Expires: 3-15-2021

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $645,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 31st DAY OF May, 2019:

Notary Public

My Commission Expires: 7-24-21

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of ILLINOIS
County of COOK } ss.

On this the 30th day of May, 2019, before me,
Day Month Year

Deborah A. Walker, the undersigned Notary Public,
Name of Notary Public

personally appeared Kushal Patel and Bharika Patel.
Name(s) of Signer(s)

☐ personally known to me – **OR** –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

DEBORAH A WALKER
My Commission Expires
March 15, 2021

Deborah A. Walker
Signature of Notary Public

Deborah A. Walker
3-15-2021
Any Other Required Information (Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 5-30-2019 Number of Pages: 2

Signer(s) Other Than Named Above: No other Signers

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True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)