Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **257,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **07/31/2019** Notary Public MY COMMISSION EXPIRES: 2/22/22 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 267225 **DEEDWARR**
08/06/2019 08:40:32 AM 2 pgs
Fees: $13.00 Taxes: $952.75

20190806-0077776

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2371

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dilan Patel	ANIL PATEL	**104-06-0B-503.00**
(NAME) **3314 West End Avenue**	(NAME) 470 JONES RD	
(ADDRESS) **Nashville, TN, 37203**	(ADDRESS) CLARKSVILLE, TN 37043	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Herschel Freeman Matthews and Katie Pham,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dilan Patel,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 503 ON THE PLAN OF PARK ROAD CONDOMINIUMS, OF RECORD IN BOOK 5200, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.
Herschel Freeman Matthews and Katie Pham, husband and wife, as joint tenants

Being the same property conveyed to Herschel Freeman Matthews and Katie Pham, husband

and wife, as joint tenants by Deed dated April 25, 2013 from Herschel Freeman Matthews, a married man and Katie Pham, a married woman, who both took title as unmarried, as joint tenants, recorded May 9, 2013, in Instrument Number 20130509-0046952, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **3314 West End Avenue, 503, Nashville, TN 37203**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS ~~WHEREOF, this~~ instrument has been executed on this the **31st** day of **July,2019**.

Herschel Freeman Matthews

Katie Pham

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Herschel Freeman Matthews and Katie Pham**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **31st** day of **July, 2019**.

NOTARY PUBLIC

My Commission Expires: 10/26/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY