CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 300192 DEEDWARR
10/14/2019 09:35:27 AM 2 pgs
Fees: $13.00 Taxes: $684.50

20191014-0104860

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/18/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
A. H. Lorna McKenzie, Attorney, 212 Oceola Ave, Nashville, TN 37209

File No.: 19KT00001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mark Patel	Mark Patel	161-06-0-095.00
(NAME) 705 Huntington Parkway	(NAME) P.O. Box 2582	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **DEBORAH JOHNSON, A/K/A DEBORAH R JOHNSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MARK PATEL,** HEREINAFTER CALLED THE GRANTEES HIS 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 Lot No. 24 on the Plan of Section One, Huntington Park of record in Plat Book 4175, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 24 fronts 74.0 feet on the southerly or southwesterly side of Huntington Parkway, and runs back between lines 164.0 feet on its westerly or northwesterly line and 160.9 feet on its easterly line to a broken line in the rear on which it measures 82.4 feet.

Being the same property conveyed to Deborah Johnson by Quitclaim deed from Wilma M. Davenport of record in Instrument No. 20111006-0077779 Register's Office for Davidson County, Tennessee, dated October 06, 2011 and recorded on October 06, 2011. (Said QuitClaim Deed is to extinguish the Life Estate of Wilma M. Davenport.)

Being the same property conveyed to Deborah Johnson by Quitclaim deed from Wilma M. Davenport of record in Instrument No. 20110620-0047096 Register's Office for Davidson County, Tennessee, dated June 09, 2011 and recorded on June 20, 2011.

Being the same property conveyed to Ray Glendon Davenport and wife, Wilma M. Davenport by Warranty deed from Atlas Construction Company, a Tennessee Corporation of record in Book 4376, page 861, Register's Office for Davidson County, Tennessee, dated October 22, 1969 and recorded on November 03, 1969.

This is improved property known as: 705 Huntington Parkway Nashville, Tennessee 37211.
Map/Parcel # 161-06-0-095.00

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.

Witness our hands this 8 day of October, 2019.

Deborah Johnson

CECILIA KENDALL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th of October, 2019, before me personally appeared Deborah Johnson, 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

Commission expires:
9/18/23