Name and Address of New Owner:
Miten Patel
P.O. Box 2582
Brentwood, TN 37024
Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 315220 DEEDWARR
11/14/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20191114-0117291

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 042-07-0-036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kenneth Perkins, Deo Sanders, and Sally Barkley, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Miten Patel,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Being Lot No. 80, on the plan of Bonnie Brae, Section 2, of record in Book 2330, Page 123, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description thereof.

Being the same property conveyed to Sally Barkley, Deo Sanders and Kenneth Perkins, as tenants in common, by Warranty Deed from Diane D. Willey, unmarried , dated 07/17/2019 and filed of record in Instrument No. 201908220084753, in the said Register's Office, Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of September, 2019.

_____ (SEAL)
Kenneth Perkins

_____ (SEAL)
Deo Sanders

_____ (SEAL)
Sally Barkley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of September, 2019, before me personally appeared Kenneth Perkins, Deo Sanders and Sally Barkley, 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's (or persons') free act and deed.

Witness my hand, at office, this 25th day of September, 2019.

_____
Notary Signature
My commission expires:

GREGORY A. TATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $334,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 25th day of September, 2019.

COUNTY OF SUMNER
CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public
My commission expires: 11/5/2019
File No. 19-602

201911140117291

True Copy Certification

I, Connie Taylor, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212