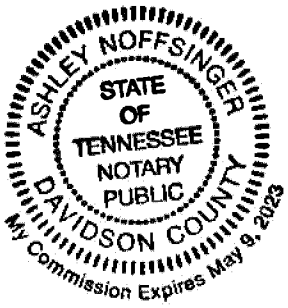
Karen Johnson Davidson County
Batch# 340355 DEEDWARR
01/08/2020 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200108-0002750

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ashok Patel and Pratik Patel	Ashok Patel and Pratik Patel	092 08 0 083.00
(NAME)	(NAME)	
508 19th Avenue North	1009 Wynter Grace Farm Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Monique L. Patton**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ashok Patel and Pratik Patel, as equal tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 in George I. Waddey's subdivision of Lots 17, 18, 19, 20 and 21, in the subdivision of the Power Property Waddey's subdivision being recorded in Book 547, Page 130, Register's Office for said County. Said Lot No. 11 fronts 42 feet on the easterly side of 19th Avenue North and extends back easterly between parallel lines 105 feet to an alley.

Being the same property conveyed to John W. Chaffin and wife Vera Lee Chaffin by Deed from W.L. Lockhart and wife Beatrice Lockhart, formerly Beatrice Finley dated March 15, 1945 and recorded April 5, 1945 in Book 1315, Page 418, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monique L. Patton, La Sheryl H. Strokes and Darryl H. Otey, as tenants in common by Quitclaim Deed from John W. Chaffin dated June 29, 1987 and recorded July 15, 1987 in Book 7297, Page 751, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monique L. Patton by Quitclaim Deed from La Sheryl H. Stokes dated March 25, 1997 and recorded April 2, 1997 in Book 10401, Page 719, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Monique L. Patton by Quitclaim Deed from Darryl H. Otey dated March 25, 1997 and recorded April 2, 1997 in Book 10401, Page 721, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Monique L. Patton by Quitclaim Deed from Darryl H. Otey Spouse of Vernessa L. Otey dated July 18, 1997 and recorded August 8, 1997 in Book 10563, Page 68, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Monique L. Patton by Quitclaim Deed from Chauncey C. Stokes as Spouse of La Sheryl H. Stokes dated July 18, 1997 and recorded August 8, 1997 in Book 10563, Page 71, in said Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 508 19th Avenue North, Nashville, TN 37203

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 7th day of January, 2020

Monique L. Patton

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Monique L. Patton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Given under my hand this the 7th of January, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-1913341FC

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

My Commission Expires: 7/22/2022

Notary Seal (if on paper)