Karen Johnson Davidson County
Batch# 404788 DEEDWARR
05/22/2020 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20200522-0053364

# Warranty Deed

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $500,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 15th day of May, 2020.<br><br>Notary Public<br><br>My commission expires: 11/08/2022 |

ZITLALI MEJIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Shivani Mohan Muraka<br>Milop Ashok Patel | **Shivani Mohan Muraka**<br>**Milop Ashok Patel** | 091-05-4A-002.00-CO |
| 643 Vernon Avenue #2 | **643 Vernon Ave #2** | |
| Nashville, TN 37209 | **Nashville, TN 37209** | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NASHVIDDLES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND WB CAPITAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHIVANI MOHAN MURAKA AND MILOP ASHOK PATEL, HUSBAND AND WIFE**, 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:

Land situated in Davidson County, Tennessee, being Unit No. 2, as established in Declaration of Covenants, Conditions and Restrictions for Vernon Avenue Residences, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180321-0026759, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company by Warranty deed from Anthony E. Ewing, unmarried, and Ewing Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171204-0123518 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 4, 2017.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20180321-0026757 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest of record in Instrument No. 20180321-0026758 Register's Office for Davidson County, Tennessee, dated March 19, 2018 and recorded on March 21, 2018.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3 % undivided interest of record in Instrument No. 20180920-0093211 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018.

Being a portion of the same property conveyed to WB Capital, LLC, a Tennessee limited liability company as to a 66.6% undivided interest and Nashviddles, LLC, a Tennessee limited liability company as to a 33.3% undivided interest by Quitclaim deed from WB Capital, LLC, a Tennessee limited liability company of record in Instrument No. 20180920-0093219 Register's Office for Davidson County, Tennessee, dated September 18, 2018 and recorded on September 20, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 643 Vernon Avenue #2, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of May, 2020.

***Nashviddles, LLC, a Tennessee Limited Liability Company***

By: Ray Novak
Ray Novak, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ray Novak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Nashviddles, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

Cate Finch
Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

***WB Capital, LLC, a Tennessee Limited Liability Company***

By: _____
Robert J. Burke Jr., Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Robert J. Burke, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Member of WB Capital, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of May, 2020.

_____
Notary Public

My Commission Expires: 11-6-2023

CATE FINCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

**True Copy Certification**

I, Tameika Jones, do hereby make the 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.

_____

State of Tennessee
County of Williamson

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

_____

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY