WARRANTY DEED

Karen Johnson Davidson County
Batch# 415033 DEEDWARR
06/15/2020 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20200615-0061289

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JUNE, 2020.

Notary Public

MY COMMISSION EXPIRES: 4-20-2024
(AFFIX SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
Williamson County
My Commission Expires 4-20-2024

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400 Franklin, TN 37067

File No.: 20-CD-103

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Niraj Patel and Ratna G. Kaneria	Niraj Patel and Ratna G. Kaneria	105012O00200CO
(NAME) 1000 Southside Ave.	(NAME) 1000 Southside Ave.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Seven Hundred Seventy Thousand And No/100 Dollars ($770,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PRESTIGE PMC, LLC, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NIRAJ PATEL AND RATNA G. KANERIA, A MARRIED COUPLE, 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:

Land in Davidson County, Tennessee, being all of Unit B on the Exhibit "C" of the Declaration of Covenants, Conditions, and Restrictions for 1000 Southside Homeowners Association of record in Instrument No. 20161222-0135041, as amended in Instrument No. 20190530-0051020, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Prestige FMC, LLC, by Warranty Deed, from Key City Properties, LLC, a Tennessee limited liability company, dated May 29, 2019, recorded May 30, 2019, of record in Instrument No. 20190530-0051020, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Key City Properties, LLC, a Tennessee limited liability company, by Warranty Deed, from Toya Allen and Tiffany Footman and Theresa Burdine, dated

liability company, by Warranty Deed, from Toya Allen and Tiffany Footman and Theresa Burdine, dated August 29, 2016, recorded September 1, 2016, of record in Instrument No. 20160901-0091916, corrected in Scrivener's Affidavit recorded on November 9, 2017, in Instrument No. 20171109-0115374, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1000 Southside Ave., Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 3 day of June, 2020.

Prestige PMC, LLC

BY: _____
Todd Jackson, Authorized Agent

LLC
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared Todd Jackson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Authorized Agent of Prestige PMC, LLC the within named bargainor, a limited liability company and that he as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand, at office, this 3 day of June, 2020.

_____
Notary Public

My Commission Expires: My Commission Expires October 21, 2020

202006150061289

True Copy Certification

I, Yvette Meldrum, 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 Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-20-2024

