Karen Johnson Davidson County
Batch# 455644 DEEDWARR
08/13/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20200813-0090457

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $589,000.00. Affiant Subscribed and sworn to before me, this the 3rd day of August, 2020. Notary Public My commission expires:

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:
Meghan Harris	NEW OWNER	054-09-0-027.00
218 Anthony Avenue		
Old Hickory, TN 37138		

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, **CHANDRAKANT PATEL AND BHARTI PATEL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MEGHAN HARRIS, UNMARRIED**, 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 in Davidson County, Tennessee, being part of Lot No. 9, Section 2, on the Plan of Life & Casualty Insurance Company's Subdivision, at Old Hickory, Tennessee, as of record in Book 843, page 56, Register's Office for Davidson County, Tennessee. Also being Lot "E" on the unrecorded plan of the resubdivision of said Lot 9 described according to a survey made by John Kohl, Surveyor, dated January 17, 1972, as follows: Beginning in the center of Anthony Avenue at a point 375 feet South of the center line of Pitts Avenue, being the Southwest corner of the property conveyed to Garnett Loftin Jenkins and wife, by deed from Wesley S. Combs and wife of record in Book 1583, page 131, Register's Office for Davidson County, Tennessee. Being also the corner of Lots "E" and "F;" thence with the line between said two lots, Eastwardly 246.5 feet; thence South 6 degrees 13 minutes West 100 feet to the corner of Lots "D" and "E"; thence with the line between said two lots Westwardly 246.9 feet to the center of said Anthony Avenue; thence with the center of same, North 6 degrees 27 minutes East 100 feet to the beginning.

Being the same property conveyed to Chandrakant Patel and Bharti Patel, husband and wife by Warranty deed from Janet M. Carpenter of record in Instrument No. 20170411-0035292 Register's Office for Davidson County, Tennessee, dated March 31, 2017 and recorded on April 11, 2017.

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 218 Anthony Avenue, Old Hickory, TN 37138, 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 3rd day of August, 2020.

Chandrakant Patel

Bharti Patel

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 Chandrakant Patel and Bharti Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of August, 2020.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022