264,900

Karen Johnson Davidson County
Batch# 468114 DEEDWARR
09/01/2020 02:24:55 PM 2 pgs
Fees: $13.00 Taxes: $980.13

20200901-0099403

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $264,900.00

Affiant

Subscribed and sworn to before me, this 26th day of August, 2020.

Notary Public

My commission expires: 1/3/23

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kathryn E. Ellason	Legacy Mutual Mtg	[illegible]
3225 Mayer Lane	3503 Pacsaros Pkwy	
Nashville, TN 37218	San Antonio TX 78231	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Artiben Girishkumar Patel, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kathryn E. Ellason, unmarried woman

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 Lot No. 114 on the Plan of Section Four, Bordeaux Hills of record in Plat Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Artiben Girishkumar Patel, by Warranty Deed from Music City Holdings, LLC, dated December 12, 2019, of record in Instrument No. 20191216-0129369, Register's Office for Davidson County, Tennessee.
Subject property was never the sole primary residence of said Grantor, his spouse, heirs, nor assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # 0-BULR-20-3225

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3225 Mayer Lane, Nashville, TN 37218.

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 in 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.

X Aarti g. Patel. Date: 08/26/2020
Artiben Girishkumar Patel

Aarti g. Patel. ✓

STATE OF Georgia
COUNTY OF Fulton

Personally appeared before me, a Notary Public of said County and State, Artiben Girishkumar Patel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August 2020.

NOTARY PUBLIC

My Commission Expires: 06/29/2024

CHESTER L DIXON
NOTARY PUBLIC
Exp. June 29, 2024
DEKALB COUNTY, GA