Karen Johnson Davidson County
Batch# 468122 DEEDWARR
09/01/2020 02:29:18 PM 2 pgs
Fees: $13.00 Taxes: $998.96
20200901-0099417

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $269,990.00 Affiant Subscribed and sworn to before me, this the 28th day of August, 2020. Notary Public My commission expires: 1-3-22

JOHN GLEAVES 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:
Payal Patel	New Owner	181-11-0C-062.00-CO
8341 Rossi Road		
Brentwood, TN 37027		

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, **KELLY J. JOHNSON**, AN UNMARRIED PERSON, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAYAL PATEL,** SINGLE WOMAN, 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 Unit No. 310 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place II, Phase 1) as shown on Exhibit A- I on that certain Instrument of Correction Fourth Supplemental Declaration (annexing Phase 5) to the Declaration of Protective Covenants. Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20080318-0027346. Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description thereof; being a part of that Tract of Land shown on the Plan of Final Plat Concord Place II, Phase 1, Carter Property of record in Instrument No. 20071120-0136050, Register's Office for Davidson County, Tennessee, and being more particularly described.

Being the same property conveyed to Kelly J. Johnson, unmarried by Warranty deed from Veronica Quijas Caulfield, married of record in Instrument No. 20130906-0094480 Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 06, 2013. (Value of consideration shown in aforementioned deed $163,000.00.) Being also known as 8341 Rossi Road 310 Brentwood, Tennessee 37027.

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 8341 Rossi Road, Brentwood, TN 37027, 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-EXP-20-8341

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 27th day of August, 2020.

Kelly J. Johnson

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 Kelly J. Johnson, 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 27th day of August, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021