This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 485847 DEEDWARR
09/29/2020 02:43:30 PM 3 pgs
Fees: $18.00 Taxes: $684.50
20200929-0112254

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $185,000

Affiant Signature

Subscribed and sworn to before me on this the 25 Day of September 2020.

Notary Public

My Commission expires 03 / 08 / 2021

KATRINA KAREN HOFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Grace Anne Savage
1110 Ransom Way,
Nashville, TN 37217
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 135100E05400CO

WARRANTY DEED

20NT02501

Effective the 25th Day of September 2020 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Praveen Patel

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Grace Anne Savage, unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 54, Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No. 20130711-0072001 and amended in Instrument 20130719-0074970, and further amended in Instrument 20140703-0058673, and further amended in Instrument 20150619-0058800, of record in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Praveen Patel, by Warranty Deed from R.J. York Homes, LLC, dated 04/05/2016 and recorded 04/19/2016 as Instrument No. 20160419-0037840, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1110 Ransom Way, Nashville, TN 37217

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 25 day of Sept, 2020

Praveen Patel

State of Wilson }
County of Tennessee }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Praveen Patel,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 25 day of Sept, 2020.

Notary Public

My commission expires: 1/30/2021

DE LANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO NTY

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

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

Christy Michelle Jones

Notary's Signature

My Commission Expires:

Notary's Seal (If on paper)

CHRISTY MICHELLE JONES
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 2-27-2024