39B

on Davidson County
Batch# 502675 DEEDWARR
10/28/2020 01:58:01 PM 2 pgs
Fees: $13.00 Taxes: $695.60
20201028-0125192

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me this 22nd day of October, 2020.

Notary Public
My commission expires: 3/[illegible]/22

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Kishan Patel	Movement Mortgage	081-15-0-227
1626 S Barrington Apt. 1	8024 Calvin Hall Road	
Los Angeles, CA 90025	Indian Land, SC 29707	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Chris Boles, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Kishan Patel** hereinafter called the Grantee(s) his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 382 on the plan of D. T. McGavock, Wetmore and Other's Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and described as follows:

BEGINNING on the southerly margin of Cockrill Street, 33 feet westerly from the westerly margin of 17th Avenue North, formerly James Street; thence with the southerly margin of Cockrill Street, westerly 39-1/2 feet; thence southerly, parallel with said Avenue, 75 feet to the northerly margin of a 10 foot alley; thence with the northerly margin of said alley, easterly 39-1/2 feet to a point 33 feet westerly from said Avenue; thence northerly 75 feet to the beginning.

Being the same property conveyed to Chris Boles, LLC, a Tennessee Limited Liability Company by deed from Simon Sedek and Ludovit Regancik of record in Instrument No. 20191018-0106940 and dated October 16, 2019.

This conveyance is made subject to the following:

1. All matters appearing on the plan of McGavock, Wetmore and Other's Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, Page 41 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1703 Cockrill Street, Nashville, TN 37208

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), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 22nd day of October, 2020.

Chris Boles, LLC, a Tennessee Limited Liability Company

By: _____
Chris Boles, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____ of the state and county mentioned, personally appeared Chris Boles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Chris Boles, LLC, the within named bargainor, a Limited Liability Company, and that such Chris Boles as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in _____, this 22nd day of October, 2020.

_____
Notary Signature

My commission expires: 2/12/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY