


STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $262,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th day of October, 2020.

NOTARY PUBLIC

My commission expires: 4/20/23

Karen Johnson Davidson County
Batch# 507409 DEEDWARR
11/02/2020 01:06:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20201102-0127869

THIS INSTRUMENT PREPARED BY
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Aakash R. Patel | Primary Residential Mortgage, | 053-12-0B-006.00 CO |
| (NAME) | (NAME) | |
| 3319 Old Hickory Boulevard, Unit 6 | 1480 North 2200 West | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Salt Lake City, UT 84116 | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Siddarth Amin,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Aakash R. Patel , unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. B6, on the Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, as recorded in the of record in Instrument No. 20170526-0052731, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to SIDDHARTH AMIN, by deed from CHARLES W. PURSLEY, JIMMY R. MCCLUNG AND THOMAS S. PULLEY, dated February 14, 2017, in Instrument No. 20170228-0019626 , said Register's Office.

This property is __unimproved _X_improved property known as: 3319 Old Hickory Boulevard, Unit 6, Old Hickory, TN 37138.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 20th day of October, 2020.

Siddarth Amin

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Siddarth Amin, the herein bargainor, 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 and official seal, this the 20th day of October, 2020.

Notary Public
My Commission Expires: 4/22/23

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2800 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**

# CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY