WARRANTY DEED

PATEL-T20005

ANNA REDDITT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMM. EXPIRES 10/21/2024

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 30th DAY OF December, 2020.

(Affix Seal)

Notary Public Anna Reddit

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
TITLE SOLUTIONS, LLC
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Narendrakumar Patel and wife, Lisa Patel	Reliant Bank	007.14-OA-021.00 CO
2221 Kayla Drive	1736 Carothers Parkway	
Goodlettsville, TN 37072	Brentwood, TN 37027	

Karen Johnson Davidson County
Batch# 543880 **DEEDWARR**
12/31/2020 11:04:07 AM 2 pgs
Fees: $13.00 Taxes: $2,183.00

20201231-0155010

For and in consideration of the sum of TEN DOLLARS, 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, KERRY GRAHAM, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto NARENDRAKUMAR PATEL AND WIFE, LISA PATEL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 21, as shown on the map entitled Greenview Estates, of record as Instrument Number 20011213-0137531, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kerry Graham, an unmarried man by Deed from Arles B. Greene, a married man, of record in Instrument No. 20190801-0075775, Register's Office for Davidson, Tennessee.

( ) unimproved
This is (X) improved property known as 2221 Kayla Drive, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is 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 GRANTEE, 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.

Witness my/our hand(s) this 30th day of December, 2020 :

Kerry Graham

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Anna Redditt, a Notary Public in and for said County and State, the within named KERRY GRAHAM, AN UNMARRIED MAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Gallatin, Tennessee, this 30th day of December, 2020.

Notary Public

My Commission Expires: _____

