WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFF

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

J-SB-NS-20-2113

Karen Johnson Davidson County
Batch# 549435 **DEEDWARR**
01/07/2021 11:58:33 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20210107-0003388

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Neelkumar Sunil Patel	**New Owner**	
(NAME)	(NAME)	**50-13-29.00**
2113 W Richmond Hill Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **MOHAB KHAMIS AND MAHEER FARES AND SHAHHAT MARZOUK,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEELKUMAR SUNIL PATEL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 40 on the Plan of Golden Valley Estates, Section One, of record in Plat Book 4175, Page 142, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mohab Khamis, married, with a 50% undivided interest, Shahat Marzouk, married, with a 25% undivided interest and Maheer Fares, married, with a 25% undivided interest, by Warranty Deed from Daniel Sneed and Clarence L. Sneed, Heirs at Law of William Sneed, recorded September 3, 2020 in Instrument No. 20200903-0100357, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Sneed, a single person, by Special Warranty Deed from The Secretary of Veterans Affairs, recorded December 6, 1989 in Book 8000, Page 203, Register's Office for Davidson County, Tennessee. The said William Sneed died intestate on March 6, 2019 and his estate is being administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, under Docket No. 19P-1296. Daniel Sneed and Clarence Sneed are named as Heirs at Law of William Sneed in the Petition to Probate Intestate Estate filed in the Probate Court. See also Affidavit of Heirship recorded September 3, 2020 in Instrument No. 2020903-0100356, Register's Office for Davidson County, Tennessee. An Order Approving Contract for Sale of Real Estate was entered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division on August 21, 2020.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4175, Page 142, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 4447, Page 108 and Book 4447, Page 594, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Per Deed in Book 8000, Page 203, Register's Office for Davidson County, Tennessee, survey by John Kohl and Company dated March 14, 1988, shows fence encroaching adjoining property.
- Subject to 2021 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2113 W Richmond Hill Drive, Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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, 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(S), 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 the 5 DAY OF JANUARY, 2021.

Mohab Khamis

Maheer Fares

Shahhat Marzouk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MOHAB KHAMIS, the within named bargainor, with whom am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAHEER FARES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAHHAT MARZOUK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of January, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON My Commission Expires 05-02-

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212