Karen Johnson Davidson County
Batch# 576406 DEEDWARR
02/24/2021 11:34:30 AM 4 pgs
Fees: $23.00 Taxes: $802.90
20210224-0022903

#36072

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36072-02-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $217,000.00 Affiant Subscribed and sworn to before me this 16th day of February, 2021. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: Sravya Bhamidipati 33554 Maverick Loop Freemont, CA 94555	**Send Tax Bills To:** NEW OWNER 33554 Maverick Loop Freemont, CA 94555	**Tax Information:** Map and Parcel No.: 10816012700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ankit Vishnu Patel and Mital Patel, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sravya Bhamidipati, a single person,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1513 Watercress Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2021.

Ankit Vishnu Patel by attorney in fact
Ankit Vishnu Patel
By: George E. Mudter, Jr., Attorney-In-Fact

Mital Patel by attorney in fact
Mital Patel
BY: George E. Mudter, Jr., Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Ankit Vishnu Patel and Mital Patel, and is authorized by the said Ankit Vishnu Patel and Mital Patel to execute this instrument on their behalf.

Witness my hand, at office, this 16th day of February, 2021.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No.59 on the Plan of Section IV of Lakeview Hills, as of record in Plat Book 5200, page 642, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ankit Vishnu Patel, a single man, by deed dated December 5, 2008 from Prudential Relocation, Inc., a Colorado Corporation, of record in Instrument No. 20090113-0003298, Register's Office for Davidson County, Tennessee. Ankit Vishnu Patel having since married.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable. Map and Parcel No. 10816012700.
2. Restrictive Covenants contained in an instrument of record in Book 6431, page 298, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 5200, page 642, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5856, page 84, Register's Office for Davidson County, Tennessee.
5. Deed of Conveyance for water main of record in Book 6147, page 886, Register's Office for Davidson County, Tennessee.
6. Deed of Conveyance for sanitary sewer of record in Book 6147, page 893, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

