Returned TO:

THIS INSTRUMENT WAS ~~PREPARED BY~~

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-11649-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF February 2021

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 576487 DEEDWARR
02/24/2021 12:39:47 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210224-0023015

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bhavya Parikh	Hema B. Patel	
2721 Linmar Ave	5557 Saddlewood Ln	104-14-0D-024.00-CO
Nashville, TN 37215	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jennifer Ross, fka Jennifer L. Neal, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bhavya Parikh, an unmarried man and Hema Patel, a married woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 2721, also known as Unit No. 24, on the plan of Linmar Place III, as shown on plat of record in Master Deed in Book 7887, Page 558, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. There is conveyed with said described individual condominium unit as defined in Master Deed of record in Book 7887, Page 558 and By-Laws of record in Book 7887, Page 594, and Book 8103, Page 984, Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

Being the same property conveyed to Jennifer L. Neal by Warranty deed from Paragon Relocation Resources, Inc of record in Instrument No. 20050523-0057682 Register's Office for Davidson County, Tennessee, dated May 17, 2005 and recorded on May 23, 2005.

Jennifer L. Neal and Jennifer Ross are one and the same person.

Brandon Michael Ross, husband of Jennifer Ross, joins in the execution of this instrument to convey his interest, marital or otherwise, if any, in the above-described tract or parcel of land.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2721 Linmar Ave, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 22nd day of February, 2021.

Jennifer Ross

Brandon Michael Ross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Ross, fka Jennifer L. Neal,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brandon Michael Ross** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of February, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY