Karen Johnson Davidson County
Batch# 587072 DEEDWARR
03/08/2021 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20210308-0029977

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $370,000.00

Affiant

Subscribed and sworn to before me, this 4th day of March, 2021.

Notary Public

My commission expires:

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Abraham A. Lanbebo	Pinnacle Bank	**183-05-0A-234.00 CO**
5316 Kimsaw Circle	150 3rd Ave S #1000	
Nashville, TN 37013	Nashville TN 37201	

FOR AND IN 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 ACKNOWLEDGE, WE,

Mitul Patel and Lisakumari Patel, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Abraham A. Lanbebo, a single man

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 Lot No. 530 on the Plan of Phase 5, Section 8, October Woods, R10 Residential P.U.D of record in Instrument No. 19991214-0303097 and Instrument No. 19991214-0303098, Register's Office, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mitul Patel and Lisakumari Patel, husband and wife, by Warranty Deed from James W. Corbin and Marion E. Chester, husband and wife, dated November 21, 2018, of record in Instrument No. 20181127-0115734, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

3397

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5316 Kimsaw Circle, Nashville, TN 37013.

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 in 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.

_____ Date: 3/4/2021
Mitul Patel

_____ Date: 3/4/2021
Lisakumari Patel

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mitul Patel and Lisakumari Patel, the within named Grantor(s), 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, at office, this 4 day of March, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

