Karen Johnson Davidson County
Batch# 588625 DEEDWARR
03/10/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20210310-0031393

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of March, 2021.

Notary Public
MY COMMISSION EXPIRES: 8/27/2022
File No. 21-11569

KIM MITCHELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dharmesh J. Patel and Parul N. Patel (NAME)	New Owner (NAME)	054-14-0A-002.00-C
1 Harbor Cove Drive (STREET ADDRESS)	(STREET ADDRESS)	
Old Hickory TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Michael J. Hammond, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dharmesh J. Patel and Parul N. Patel, husband and wife**, 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. 2 on the Final Plat of Brandywine Harbor of record in Plat Book 11700, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description of said lot.

Being the same property conveyed to Michael J. Hammond, a married man by Deed dated October 22, 2013 from Roger Austemiller and wife, Penny Austemiller, recorded October 24, 2013, in Instrument Number 20131024-0110882, Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 11700, page 38, Register's Office for Davidson County, Tennessee.

2. Subject to the Covenant, Condition, or Restriction in Book 11704, page 356; Instrument No. 200610190129781; Instrument No. 200701190007855; Instrument No. 200708240101934; and Instrument No. 201507130068088, Register's Office for Davidson County, Tennessee.

3. Charter of HOA in Instrument No. 200001180005534, Register's Office for Davidson County, Tennessee.

4. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 5 Harbor Cove Drive, Old Hickory, TN 37138.

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. Whenever 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 5th day of March, 2021.

Michael J. Hammond

STATE OF INDIANA
COUNTY OF HAMILTON

On this 5th day of March, 2021, before me personally appeared Michael J. Hammond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of March, 2021.

GLENDA E. LANKOWSKI
Resident of Hamilton County, IN
Commission Expires: Jan. 25, 2023

Notary Signature
My commission expires: JAN. 25, 2023

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Trudy Milliken, 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 executed and authenticated according to law.

Signature

State of Tennessee

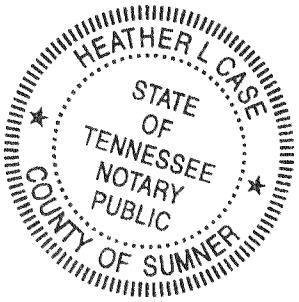
County of Sumner

Personally appeared before me Heather Case, a notary public for this county and state, Trudy Milliken who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather L Case

Notary's Signature

Seal (if on paper)



My commission expires: 7/2/2024