Karen Johnson Davidson County
Batch# 623303 DEEDWARR
04/27/2021 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $3,699.63
20210427-0055896

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $999,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 03.08.22
(AFFIX SEAL)

ANDREW SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

J-SB-DP-21-4007A

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)
Nancy Jacobs and Raymond Jacobs	**New Owner**	
(NAME)	(NAME)	
4007 A Woodmont Boulevard		**116-8-4B-1.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **PRAVEEN PATEL, PARESH PATEL, DHARMESH PATEL AND PARESHKUMAR PATEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAYMOND JACOBS AND NANCY JACOBS, HUSBAND AND WIFE,** 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 Unit No. A, on the plan of 4007 Woodmont Blvd Residences, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20170911-0092772, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a portion of the same property conveyed to Praveen Patel, Paresh Patel, Dharmesh Patel and Pareshkumar Patel by Warranty Deed from Charles S. Fulk, II and Kathleen Wold Fulk, husband and wife, recorded July 7, 2017 in Instrument No. 20170707-0068351, Register's Office for Davidson County, Tennessee.

Subject property is not now, nor, has it ever been the principle residence of the Grantor(s) and/or the Grantors spouse.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1049, Page 546 and Book 1153, Page 230, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170911-0092772, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170919-0095791, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2021, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4007 A Woodmont Boulevard, Nashville, Tennessee 37205.**

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 22nd DAY OF APRIL, 2021.

Dharmesh Patel

Pareshkumar Patel

Praveen Patel

Paresh Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DHARMESH PATEL, 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 22nd of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARESHKUMAR PATEL, 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 22nd of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRAVEEN PATEL, 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 22nd of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARESH PATEL, 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 22nd of April, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Return To:
Rudy Title & Escrow
2012 21st Avenue South
Nashvilel, TN 37212

True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023