THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 629144 **DEEDWARR**
05/05/2021 10:33:09 AM 7 pgs
Fees: $38.00 Taxes: $673.40

20210505-0060131

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR
THIS TRANSFER IS $182,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE
ME, THIS 30th DAY OF April, 2021.

Notary Public

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 03, 2023

My Commission Expires: _____

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Levi B. Crabtree 2020 Beech Avenue Nashville, TN 37204	~~Owner~~ CapStar Bank 2002 Richard Jones Rd., Ste 300A Nashville, TN 37215	105-10-0A-300-00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jaimin C. Patel and Sima Patel, Husband and Wife, and Bijal Patel, a married person and Ankur Patel, a married person**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Levi B. Crabtree**, *married man hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING **UNIT NO. C-2** OF THE BEECHTREE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED. TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED FOR BEECHTREE CONDOMINIUMS, OF RECORD IN BOOK 11174. PAGE 284, REGISTER'S OFFICE FOR DAVIDSON COUNTY. TENNESSEE, INCLUDING WITHOUT LIMITATION THE BYLAWS APPENDED THERETO, OF RECORD IN BOOK 11174, PAGE 328, AMENDED IN BOOK 11680, PAGE 193, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF BEECHTREE CONDOMINIUMS, AS SHOWN ON THE EXHIBIT "E" TO THE MASTER DEED, OF RECORD IN BOOK 11174, PAGE 284, AS AMENDED IN BOOK 11680, PAGE 193, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION Of SUCH UNIT.

Being the same property conveyed to Jaimin C. Patel and Sima Patel, husband and wife, and Bijal Patel, a married person and Ankur Patel, a married person, by Warranty Deed from Charles Kendrick, of record on August 24, 2006, at Instrument No. 20060824-0104277, Davidson County Register of Deeds. Note that this property was never the residence of any Grantor.

This is property commonly known as 2020 Beech Avenue Nashville, TN 37204.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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, as of the dates noted below on separate signature pages:

Date: 4/29/21

Jaimin C. Patel

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 **Jaimin C. Patel**, the bargainor, 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.

Witness my hand and official seal, this _____ day of April, 2021:

Notary Public See Attached Notary Form

My Commission Expires: 11/09/2023

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino } ss.

On April 29th, 2021 before me, Tori Staley, Notary Public
(here insert name and title of the officer)

personally appeared Jaimin C. Patel

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

TORI STALEY
COMM. #2312060
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Nov. 9, 2023

WITNESS my hand and official seal.

Tori Staley
Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: Warranty deed # of Pages 3

Notes

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Date: 4/29/2021

Sima Patel

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 Sima Patel, the bargainor, 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.

Witness my hand and official seal, this _____ day of April, 2021:

Notary Public

My Commission Expires: 11/09/2023

See Attached Notary Form

California Acknowledgment Form

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino } ss.

On April 29th, 2021 before me, Tori Staley, Notary Public
(here insert name and title of the officer),
personally appeared Sima Patel

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Seal

TORI STALEY
COMM. #2312060
Notary Public - California
SAN BERNARDINO COUNTY
My Comm. Exp. Nov. 9, 2023

WITNESS my hand and official seal.

Tori Staley
Signature of Notary

Optional Information

To help prevent fraud, it is recommended that you provide information about the attached document below.
This is not required under California State notary public law.

Document Title: Warranty Deed # of Pages: 5

Notes

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Date: 4/27/21

Bijal Patel

STATE OF ~~TENNESSEE~~ Washington

COUNTY OF ~~WILLIAMSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bijal Patel,** the bargainor, 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.

Witness my hand and official seal, this 27th day of April, 2021:

Notary Public

My Commission Expires: 04-01-2024

ANA MARIE MCCAULEY NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 04-01-2024 COMM. NO. 183784

Date: 4/27/21

Ankur Patel

STATE OF ~~TENNESSEE~~ Washington

COUNTY OF ~~WILLIAMSON~~ King

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ankur Patel**, the bargainor, 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.

Witness my hand and official seal, this 27th day of April, 2021:

Notary Public

My Commission Expires: 04-01-2024

ANA MARIE MCCAULEY NOTARY PUBLIC STATE OF WASHINGTON COMM. NO. 18878 MY COMM. EXP. 04-01-2024