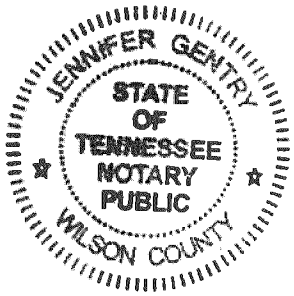
Karen Johnson Davidson County
Batch# 638763 DEEDWARR
05/18/2021 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210518-0066956

WARRANTY DEED



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 6/13/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mukeshkumar Patel	Mukeshkumar Patel	Parcel ID: 061 10 0 068.00
(NAME)	(NAME)	
3831 Edwards Ave	5504 Nesbile Pointe	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bruce E. Borges, a married man,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mukeshkumar Patel,** a married 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:

Being Lot No. 94 on the Plan of Maplewood Heights Subdivision, as of record in Plat Book 547, Page 77 and 78, Register's Office, Davidson County, Tennessee.

Being the same property Conveyed to Bruce E. Borges, by Quit Claim Deed from Lucricia Manone Borges and Bruce Everett Borges, of record in Book 8196, Page 619, in the Register's Office of Davidson County, Tennessee, dated September 14, 1990 and recorded in September 14, 1990.

Being the same property Conveyed to Bruce E. Borges et ux Lucricia M. Borges, as tenants by the entirety, by Warranty Deed from William E. Hendricks, of record in Book 6104, Page 580, in the Register's Office of Davidson County, Tennessee, dated July 27, 1983 and recorded in July 29, 1983.

Kristi Borges, spouse of Bruce E. Borges, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

**unimproved ☐

This is improved ☒ property, known as 3831 Edwards Ave, Nashville, TN 37216

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 10th day of May, 2021

Bruce E. Borges

Kristi Borges

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bruce E. Borges, and wife, Kristi Borges the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of May, 2021.

Notary Public

My Commission Expires: 6/13/2024

(SEAL)

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

JENNIFER GENTRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY