NEW OWNER:

DIPAK PATEL
111 DEVAN KISHAN WAY
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 21-0642

Map 064
Parcel 083.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 652235 **DEEDWARR**
06/09/2021 08:36:27 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00

20210609-0077093

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **LOUISE M. COX** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **DIPAK PATEL**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot No. 223 on the Plan of Brandywine Farms, Section 12, of record in Book 4660, Page 51, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to BOBBY G. COX and wife, LOUISE M. COX, by Warranty Deed from VERNON R. WILLIAMS, SR. and wife, DOROTHY ANN WILLIAMS, dated May 29, 1979, and of record in Book 5442, Page 751, in the Register's Office for Davidson County, Tennessee. Bobby G. Cox and Louise M. Cox remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Bobby G. Cox; therefore, Louise M. Cox is the surviving tenant by the entirety to the property herein.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 420 ROLLING MILL ROAD, OLD HICKORY, TENNESSEE 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4660, Page 51, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 3rd day of June, 2021.

Louise M. Cox by Rebekah L Dozier, AIF

LOUISE M. COX BY: REBEKAH L. DOZIER, Attorney in Fact, Pursuant to Power of Attorney of record in Record * ~~Book _____, Page _____, Wilson County, Tennessee.~~

*Instrument # 20200609-0077092, Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **REBEKAH L. DOZIER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **LOUISE M. COX** the within-named bargainor, as the free act and deed of the said **LOUISE M. COX.**

WITNESS my hand and official seal at office, this 3rd day of June, 2021.

~~NOTARY~~ PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

****

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

AFFIANT

Sworn to and subscribed to before me this 3rd day of June, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022