THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P21-9331-PILK

Karen Johnson Davidson County
Batch# 659183 **DEEDWARR**
06/17/2021 11:30:14 AM 2 pgs
Fees: $13.00 Taxes: $8,510.00

20210617-0081947

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **2,300,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Moni Advani	New Owner	
2211 Hampton Avenue		117-06-0-108.00
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Brennon A. Fitzpatrick, Successor Co-Trustee of the Fitzpatrick Tennessee Community Property Trust dated February 27, 2019**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Moni Advani and Stacey Advani, 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:

Being the Easterly 175 of the Westerly 200 feet of the Southerly part of Lot No. 22 on the plat of Hillsboro Heights, not of record, described according to a survey made by W.B. Southgate, Engineer, May, 1910, as follows:

Beginning at the Southeast corner of Hampton Avenue and 23rd Avenue South, thence with Southerly margin of Hampton Avenue Eastwardly 175 feet; thence Southwardly parallel with the Easterly margin of 23rd Avenue South, 340 feet more or less, the Northerly line of Lot No. 36; thence with said line Westwardly 175 feet to the Easterly margin of 23rd Avenue South; thence with said Avenue Northwardly 341 feet to the beginning.

Being the same property conveyed to Bruce Fitzpatrick and wife, Carolyn Fitzpatrick, by Warranty Deed from Commerce Union Bank, Trustee of The Estate of Tom M. Harris, deceased, and Maude Bell Harris, a widow, of record in Book 5667, Page 382, Register's Office for Davidson County, Tennessee, dated October 20, 1980 and recorded on October 21, 1980.

Being the same property conveyed to Frank Bruce Fitzpatrick and Carolyn Abernathy Fitzpatrick, Trustee of the Fitzpatrick Tennessee Community Property Trust dated February 27, 2019, by Quitclaim Deed from Frank Bruce Fitzpatrick and Carolyn Abernathy Fitzpatrick of record in Instrument Number 20190304-0019314, Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on March 04, 2019. The said Frank Bruce Fitzpatrick having since died. Carolyn Abernathy Fitzpatrick resigned as Trustee and appointed her sons, Robert Kelsey Fitzpatrick and Brennon A. Fitzpatrick, as Successor Co-Trustees. Per Action of Co-Trustee, Brennon A. Fitzpatrick is authorized to sign on behalf of the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2211 Hampton Avenue, Nashville, TN 37215.**

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 the 16th day of June, 2021.

Fitzpatrick Tennessee Community Property Trust

BY: Brennon A Fitzpatrick Successor Co-Trustee
Brennon A. Fitzpatrick, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Brennon A. Fitzpatrick** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Successor Co-Trustee** of the **Fitzpatrick Tennessee Community Property Trust dated February 27, 2019** the within named bargainor, and Trust, and that he as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Brennon A. Fitzpatrick** as such **Successor Co-Trustee**.

Witness my hand and official seal this the 16th day of June, 2021.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY