Karen Johnson Davidson County
Batch# 660023 DEEDWARR
06/18/2021 04:10:30 PM 4 pgs
Fees: $23.00 Taxes: $865.80
20210618-0082937

EXECUTOR'S WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS PROPERTY IS $ 234,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/5/24

(AFFIX SEAL)

JESSICA FRENKEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry
Attorney at Law
Homeland Title, LLC
1896 General George Patton Drive Suite 200
Franklin, Tennessee 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rakeshkumar Patel, Yogesh Patel, and Anupkumar Patel	New Owner	
(NAME)	(NAME)	
2008 26th Ave		
(ADDRESS)	(ADDRESS)	081-06-0-263.00
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sunny Hill, Executor for the Estate of Albert E. Hill, Jr.** has this day bargained and sold, and does hereby transfer and convey unto the said, **Rakeshkumar Patel, Yogesh Patel, and Anupkumar Patel, tenants in common**, the Grantee herein, its successors and/or assigns, certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBIT A

The Land is improved property located at 2008 26th Avenue, Nashville, Tennessee. The address is believed to be accurate, but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship of the improvements located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

SIGNATURE ON FOLLOWING PAGE

Witness my hand this 15 day of June, 2021.

BY: _____
Sunny Hill, Executor for the Estate of Albert E. Hill

STATE OF TENNESSEE)

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sunny Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Executor of the Estate of Albert E. Hill, Jr, and that he/she is authorized by the Estate to execute the within instrument on its behalf, and who acknowledged that he/she executed the within instrument, on behalf of the Estate, for the purposes therein contained.

Witness my hand and official seal, at office in Davidson, this 15 day of June, 2021.

_____
Notary Public

My Commission Expires:
6/24/23

KANETHA COFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

EXHIBIT A

Legal Description

A certain tract or Parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Carolann Acres, as of record in Book 2083, Page 30, Register's Office for said County. Being the same property conveyed to Albert Hill by Warranty Deed from Brent Holder, a single man, of record in Instrument No. 20150805-0077752 Register's Office for Davidson County, Tennessee, dated July 29, 2015 and recorded on August 05, 2015.

Albert Hill AKA Albert E. Hill, Jr. having since died testate August 31, 2020. Said estate was probated in the Chancery Court for Smith County, Tennessee, Probate Division In Re: Estate of Albert E. Hill, Jr. Deceased, case number 2452. The probated will of Albert E. Hill Jr. directs that any real property owned at the time of death be administered as part of the estate subject to control of the executor. Sunny Hill is the executor for the Estate of Albert E. Hill, Jr.

CERTIFICATE OF AUTHENTICITY

I, Rebecca Burkland do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-16-2021.

Rebecca Burkland
Affiant
Date: 6-16-2021

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 16 day of June, 2021.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY