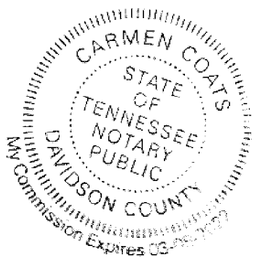
Karen Johnson Davidson County
Batch# 672042 DEEDWARR
07/07/2021 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,624.30
20210707-0091349

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $439,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2021.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Toby Taber Taber Family Living Trust	Toby Taber Taber Family Living Trust	071-12-0-272.00
917 Ward Street	917 Ward Street	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHANDRAKANT PATEL AND BHARTI PATEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TOBY TABER, UNMARRIED, AS TO A 30% INTEREST, AND TIMOTHY J. TABER AND TRACY L. TABER, TRUSTEES OF TABER FAMILY LIVING TRUST DATED JULY 24, 2018, AS TO A 70% INTEREST, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 10 feet of Lot No. 50 and all of Lot No. 51 on the Plan of Map of T.I. ward's Resubdivision of certain lots in Williams and Hayes Company's Bellview Plan of record in Plat Book 974, Page 48, in the Register's Office for Davidson County.

According to survey thereof by Hal R. Swann, Jr., Surveyor, dated July 19, 1948, said lot and part of lot adjoin and front together 60 feet on the Northerly side of Ward side of ward street and run back between parallel lines 158.5 feet to a dead line.

Being the same property conveyed to Elvin Butler, a single person by Warranty deed from Andrew J. Jones and wife, LaJune B. Jones of record in Book 8700, page 897, Register's Office for Davidson County, Tennessee, dated August 10, 1992 and recorded on August 13, 1992.

Being the same property conveyed to Elvin Butler and wife Hollie Butler by quitclaim deed from Elvin Butler of record in Instrument No. 20050323-0031518 Register's Office for Davidson County, Tennessee, dated March 11, 2005 and recorded on March 23, 2005.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Elvin Butler and wife Hollie Butler of record in Instrument No. 20201030-0126721 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on October 30, 2020.

Being the same property conveyed to Chandrakant Patel and Bharti Pate, husband and wife by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20201209-0143578 Register's Office for Davidson County, Tennessee, dated October 27, 2020 and recorded on December 09, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 917 Ward Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of June, 2021.

Chandrakant Patel

Chandrakant Patel

Bharti Patel

Bharti Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bharti Patel and Chandrakant Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of June, 2021.

Notary Public

My Commission Expires: 5-3-25



Tennessee Certification of Electronic Document

I, Steven T. Mills, do hereby make oath that I am a licensed attorney and/or the 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 7/6/2021 (date of document).

Affiant Signature

7/6/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 6th day of JUN, 2021.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON
EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025