This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-10622-TC

Karen Johnson Davidson County
Batch# 672502 DEEDWARR
07/07/2021 03:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20210707-0091606

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson (LT)

The actual consideration or value, whichever is greater, for this transfer is $319,900.00.

Affiant

Subscribed and sworn to before me, this the 1st day of July, 2021.

Notary Public
My Commission Expires: _____

COUNTY OF DAVIDSON
LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mukesh K. Patel and Jayshree M. Patel 1043 Kacie Drive Pleasant View, TN 37146	New Owners	107 10 0A 003.00

WARRANTY DEED

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 consideration, the receipt of which is hereby acknowledged, **C & S Properties TN LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mukesh K. Patel and Jayshree M. Patel, husband and wife,** hereinafter called the Grantee, 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 Unit 3, Glastonbury Townhomes, a Planned Unit Development, as established by Declaration of Covenants, Conditions and Restrictions for Glastonbury Townhomes, as shown on of record in Instrument No. 20190702-0064621, as amended in Instrument No. 20210310-0031620, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to C & S Properties TN LLC., a Tennessee limited liability company, by Warranty Deed from Spartan Real Estate Services, LLC., a Tennessee limited liability company, of record in Instrument No. 20180712-0067679, in the Register's Office of Davidson County, Tennessee, dated July 05, 2018 and recorded on July 12, 2018.

This is ☒ improved or ☐ unimproved property located at: **450 Glastonbury Road, Unit 3, Nashville, TN 37217.**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons

whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of July, 2021.

GRANTOR:

C & S Properties TN, LLC,
a Tennessee ~~limited~~ liability company

By: _____
Seth Martin, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Seth Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of C & S Properties TN, LLC, a Tennessee limited liability company, and that he is authorized by C & S Properties TN, LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 1st day of July, 2021.

_____
Notary Public
My Commission expires: 7/9/2024

TORI COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, **Joshua A. Terry**, 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 7/1/2021.

Affiant Signature

7/2/2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/2/2021.

Notary's Signature

My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON