Karen Johnson Davidson County
Batch# 677706 DEEDWARR
07/15/2021 02:21:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20210715-0095438

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **240,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 07/13/2021 Notary Public MY COMMISSION EXPIRES: My Commission Expires 02/12/2024 (AFFIX SEAL)

HARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3710

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rakeshkumar Patel, Yogesh Patel, and Anupkumar Patel	RAKeshKumar Patel	**081-06-0-264.00**
(NAME) **2010 26th Avenue North**	(NAME) **495 Mobley Road**	
(ADDRESS) **Nashville, TN, 37208**	(ADDRESS) **Clarksville, TN 37043**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DuPreez Alderman, LLC,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rakeshkumar Patel, Yogesh Patel, and Anupkumar Patel,** 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:

Being Lot No. 6 on the Plan of Carolann Acres, of record in Plat Book 2083, page 30, described according to a survey made by WW Turner Co., Engineers, May 26, 1952, as follows:

Beginning on the easterly margin of 26th Avenue North, at a point 300 feet north of the northwest corner of the property conveyed to Davidson County Board of Education by deed from Mary L. Boreing et al, of record in Book 962, page 68, Register's Office for said County,

being the corner of Lots No. 5 and 6; thence with said Avenue, northwardly 62.1 feet; thence south 86 degrees 25' east 231.5 feet; thence south 3 degrees 08' west 55.3 feet to the corner of Lots No. 5 and 6; thence with the line between said two lots, westwardly 231.4 feet to the beginning.

Being the same property conveyed to DuPreez Alderman, LLC, by Deed dated December 2, 2015 from Jason M. Alderman and Ninette DuPreez, recorded December 2, 2015, in Instrument Number 20151202-0121550, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2010 26th Avenue North, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **July, 2021**.

DuPreez Alderman, LLC

Ninette Du Preez, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Ninette Du Preez, whom I am personally acquainted and who upon her oath acknowledged herself to be a Member and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of DuPreez Alderman, LLC

WITNESS my hand and official seal this the **13th** day of **July, 2021**.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Larry A. Rocconi, Jr., 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 7/13/2021 (date of document).

Affiant Signature

7/14/21
Date

State of TENNESSEE
County of MONTGOMERY

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: My Commission Expires 02/12/2024

NOTARY'S SEAL

