(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 679653 **DEEDWARR**
07/20/2021 10:45:00 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20210720-0097037

W-BD-21-3200-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 08/09/2024 (AFFIX SEAL)

BILLY E MITTS NOTARY PUBLIC # 04007124 EXP 08/09/24 STATE OF OKLAHOMA

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ethan Brooks Robbins	New Owner	
(NAME)	(NAME)	
3200 Long Blvd #1		**104-02-3A-006.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANJAY PATEL AND DIANA TAMBOLI, TRUSTEES OF THE PATOLI TRUST DATED APRIL 20, 2021,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ETHAN BROOKS ROBBINS, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1 of the 3200 Long Boulevard Townhomes, a Condominium, as set forth in the Master Deed of record in Instrument 200502090015285, Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq.

Being the same property conveyed to Sanjay Patel and Diana Tamboli, Trustees of the Patoli Trust dated April 20, 2021, and any amendments thereto by QuitClaim Deed from Sanjay Patel, who took title as an unmarried person, now joined by his spouse, Diana Tamboli of record in Instrument No. 20210505-0060212 Register's Office for Davidson County, Tennessee, dated April 20, 2021 and recorded on May 05, 2021.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan shown as Exhibit "E-1" of record as Instrument Number 20050209-0015285, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 2300 Long Boulevard Townhomes of record in Instrument Number 20050209-0015285, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050211-0016117, in the Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **3200 Long Blvd #1, Nashville, Tennessee 37203**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Witness my/our hand(s) this the 16th DAY OF JULY, 2021.

The Patoli Trust dated April 20, 2021

BY: _____
Sanjay Patel
Trustee

BY: _____
Diana Tamboli
Trustee

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ OKLAHOMA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANJAY PATEL, TRUSTEE of THE PATOLI TRUST DATED APRIL 20, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

_____
Notary Public
My Commission Expires: 08/09/2024
(SEAL)

BILLY E. MITTS NOTARY # 04007124 EXP. 08/09/24 PUBLIC STATE OF OKLAHOMA

STATE OF ~~TENNESSEE~~ OKLAHOMA
COUNTY OF ~~DAVIDSON~~ OKLAHOMA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DIANA TAMBOLI, TRUSTEE of THE PATOLI TRUST DATED APRIL 20, 2021, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

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

_____
Notary Public
My Commission Expires: 08/09/2024
(SEAL)

BILLY E. MITTS NOTARY # 04007124 EXP 08/09/24 PUBLIC STATE OF OKLAHOMA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212