Karen Johnson Davidson County
Batch# 683979 DEEDWARR
07/27/2021 09:44:00 AM 2 pgs
Fees: $13.00 Taxes: $1,054.13

20210727-0100471

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $284,900.00.

Affiant

Subscribed and sworn before me this the 13th day of July, 2021.

Notary Public
My commission expires: 9-6-22

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gitaben B. Patel 1237 Monarch Way Brentwood, TN 37027	F & M Bank 322 Main St. Clarksville, TN 37040	142-14-0 184.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SARAH A. NEAL F/K/A SARAH E. ALEXANDER AND MICHAEL NEAL, WIFE AND HUSBAND,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **GITABEN B. PATEL AND HARSH B. PATEL, as tenants in common with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 701, on the Plan of Section Three, Harpeth Woods, of record in Book 5200, Page 270, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sarah E. Alexander, by deed dated 08/24/2009, from Robert P. Thompson, married, of record in Instrument No. 20090825-0079994, Register's Office for said County.

Michael Neal is joining in this conveyance to convey any marital interest in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 7553 Old Harding Pike, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

SAN MN

Witness my hand this the 13th day of July, 2021.

Sarah A. Neal

Sarah A. Neal

Michael Neal

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sarah A. Neal f/k/a Sarah E. Alexander and Michael Neal,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of July, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY