Karen Johnson Davidson County
Batch# 684501 DEEDWARR
07/27/2021 11:33:55 AM 3 pgs
Fees: $18.00 Taxes: $2,194.10
20210727-0100738

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3249174

Return to:

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 593,000.00 .

Affiant

Subscribed and sworn to me, this the 20th day of July, 20 21.

Notary Public

My commission expires:

Property Address:
719 Skyview Drive Unit B
Nashville, TN 37206

Parcel ID:
08-307-0U-002.00-CO

Property owner:
Nickolas Williams and
Lauren Marie Wiehl
719 Skyview Dr Unit B
Nashville, TN 37206

Mail tax bills to:

NEW OWNER

THIS INDENTURE is made effective the 20th day of July, 2021, by **Suketu Pathak and McKenzi Pathak, husband and wife,** First Parties, for the purpose of conveying the premises described herein to Nickolas Williams and Lauren Marie Wiehl, as joint tenants*, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

*with rights of survivorship

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 719 Skyview Drive Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20150522-0047419 and Attorney's Certificate of Compliance in Instrument No. 20160229-0019040 and amended in Instrument No. 20161102-0116138, and being shown on Plat attached thereto, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Suketu Pathak and McKenzi Pathak, husband and wife by Warranty deed from James C. Stevens and Amy L. Stevens, husband and wife of record in Instrument No. 20180625-0061033 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on June 25, 2018. (Value of consideration shown in aforementioned deed $480,000.00.) Being also known as 719 Skyview Drive Unit B, Nashville, Tennessee 37206.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters shown on the Plan of record in Plat Book 1424, Page 45; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150522-0047419 and Attorney's Certificate of Compliance in Instrument No. 20160229-0019040 and amended in Instrument No. 20161102-0116138, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons; Restrictions of record in Book 1541, Page 101, Book 1627, Page 281, and Book 1646, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons and subject to rights of others in and to the common areas and/or elements, in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20 21 , which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

INWITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Suketu Pathak

McKenzi Pathak

STATE OF Tennessee)
COUNTY OF Sevier)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Suketu Pathak**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Sevier County, this the 19th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 04/20/2022

STATE OF Tennessee)
COUNTY OF Sevier)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **McKenzi Pathak**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Sevier County, this the 19th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 04/20/2022

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.