Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-FRE-21-1815-5

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $645,000.00.

Affiant

Subscribed and sworn before me this the 2nd day of August, 2021.

Notary Public
My commission expires:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-03-2023

Karen Johnson Davidson County
Batch# 691232 DEEDWARR
08/05/2021 09:57:41 AM 2 pgs
Fees: $13.00 Taxes: $2,386.50
20210805-0105251

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexander Vance	Cherry Creek Mtg	105-10-0J 005.00
~~1815 Ridley Blvd #5~~	7600 E. Orchard Road, Suite 250N	
~~Nashville, TN 37203~~	Greenwood Village, CO 80111	
1324 Cloverlawn Ave. Orlando, FL 32806		

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, HIMANSHU JANAKKUMAR PATEL AND SHITAL HIMANSHU PATEL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALEXANDER VANCE, A SINGLE PERSON, 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, being Unit 5 of The Nines at Wedgewood Townhomes, a planned unit development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions of The Nines at Wedgewood Townhomes, a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b), of record in Instrument Number 20150930-0099342, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Nines at Wedgewood Townhomes, a Horizontal property Regime with Private Elements, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20150930-0099342, and Bylaws appended thereto as Exhibit "B ", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Himanshu Janakkumar Patel and Shital Himanshu Patel, by deed dated 07/18/2016, from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160720-0074758, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1815 Ridley Blvd #5, Nashville, TN 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 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

Witness my hand this the 2nd day of August, 2021.

Himanshu Janakkumar Patel

Shital Himanshu Patel

STATE OF North Carolina
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Himanshu Janakkumar Patel and Shital Himanshu Patel, 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 2nd day of August, 2021.

My commission expires: My Commission Expires November 11, 2024

Notary Public

ALEXANDRA M JOHNSON NOTARY PUBLIC WILKES COUNTY, NC