# WARRANTY DEED

Karen Johnson Davidson County
Batch# 691361 DEEDWARR
08/05/2021 11:19:33 AM 5 pgs
Fees: $28.00 Taxes: $1,964.70

20210805-0105434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $531,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF July 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY LANGDON NOTARY PUBLIC STATE OF TENNESSEE COMM. EXPIRES 2/19/2023 COUNTY OF DICKSON

**THIS INSTRUMENT WAS PREPARED BY**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Brijesh Patel and Dixitkumar Patel | 2280 Hwy 47 N | |
| (NAME) | (NAME) | |
| 362 Haywood Lane | White Bluff, TN | **147 12 0 026.00 & 147 08 0 116.00** |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | 37187 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SANDRA G. BINGHAM AND KIM MAXWELL AND CYNTHIA LYNN URSERY AND WILLIAM H. JONES JR. AND ROBERT GROSS AND BETTY J. DAVENPORT**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRIJESH PATEL AND DIXITKUMAR PATEL,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE ATTACHED EXHIBIT "A"**

**B.J. Davenport and Betty J. Davenport are one and the same.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved _
This is improved x property, known as 362 Haywood Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 27th day of July, 2021

SANDRA G. BINGHAM, BY: ROBERT GROSS, ATTORNEY IN FACT

KIM MAXWELL, BY ROBERT GROSS, ATTORNEY IN FACT

CYNTHIA LYNN URSERY, BY: ROBERT GROSS, ATTORNEY IN FACT

WILLIAM H. JONES JR., BY ROBERT GROSS, ATTORNEY IN FACT

ROBERT GROSS

BETTY J. DAVENPORT, BY: ROBERT GROSS, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Gross, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of July, 2021.

Commission expires:

DYLAN FOSTER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of July 2021, before me personally appeared Robert Gross, to me known to be the person who executed the foregoing instrument on behalf Sandra G. Bingham, Kim Maxwell, Cynthia Lynn Ursery, William H. Jones Jr., Robert Gross, and Betty J. Davenport, and acknowledged that he executed the same as the free act and deed of Sandra G. Bingham, Kim Maxwell, Cynthia Lynn Ursery, William H. Jones Jr., Robert Gross, and Betty J. Davenport.

Witness my hand and official seal this 27th day of July, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

EXHIBIT "A"

**Parcel 1 : (147 12 0 026.00)**

**Beginning at a monument on the northerly margin of Haywood lane; common corner to "The Church of Jesus Christ of Latter-Day Saints", and said monument being 241.7 feet easterly of the centerline of Hopedale Drive; thence with a fence north 10 deg 44' 01" west, 1082.87 feet to a monument in the southerly boundary of Cathey heights subdivision; thence with the said subdivision north 84 deg. 15' 13" east, 150.00 feet to an iron pin, common corner to Lot 2; thence with lot 2, south 10 deg. 44' 01" east, 1082.87 feet to an iron pin on the northerly margin of Haywood Lane; thence with said road south 84 deg. 15' 13" west, 150.00 feet to the point of beginning, and containing 3.715 acres.**

**Being the same property conveyed to C. T. Neal, Sr. by Deed from Salem J. Najar and wife, Jean S. Najar of record in Book 2152, page 205 and Book 2489, page 1, Register's Office for Davidson County, Tennessee. The said C.T. Neal, Sr. now being deceased and being Willed to his wife Nannie Robertson Neal as of record in Will Book 90, Page 110, Probate Court Clerks office for Davidson County, Tennessee.**

**Being the same property conveyed to Robert E. Smith and wife, Doris N. Smith, by Warranty Deed from Nannie R. Neal, Single, of record in Book 6089, Page 922, in the Register's Office of Davidson County, Tennessee, dated July 06, 1983 and recorded on July 07, 1983.**

**AND**

**Parcel 2 : (147 08 0 116.00)**

**Beginning at a point located on the southern margin of the right-of-way of Wales Drive, said point being the northeast corner of Lot 1 and the northwest corner of Reserve Parcel A as shown on the subdivision plat of Cathey Heights and recorded in Book 2854, Page 126 of the Davidson County Register's Office; thence in an easterly direction with the margin of Wales Drive, 189. 49 feet to a point, said point lying on the right-of-way of Wales Drive and being the point of curvature of a curve to the right; thence around said curve which has a tangent of 25 feet and a radius of 25 feet, 39.27 feet to a point, said point lying on the westerly right-of-way of Torbay Drive; thence with the right-of-way of Torbay Drive, 30.47 feet to a point, said point being the southeast corner of Reserve Parcel A; thence N 85 0 53' W, 252.63 feet to a point, said point being the southwesterly corner of Reserve Parcel and the southeast corner of Lot 1; thence in a northerly direction 119.18 feet to the point of beginning .**

**Being the same property conveyed to Buford B. Walker and Frank M. Cathey, by Warranty Deed from Elton P. Scales and Wife, Floraine M. Scales, of record in Book 2883, Page 351, in the Register's Office of Davidson County, Tennessee, dated March 31, 1959 and recorded on April 02, 1959.**

**Being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, by Final Decree Confirming Sale from B. B. Walker and F. M. Cathy, of record in Book 5414, Page 285, in the Register's Office of Davidson County, Tennessee, dated March 02, 1979 and recorded on April 03, 1979.**

**Being the same property conveyed to Robert E. Smith and wife, Doris N. Smith, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, of record in Book 7907, Page 686, in the Register's Office of Davidson County, Tennessee, dated February 14, 1986 and recorded on August 04, 1989.**

**The said Robert E. Smith having since died on April 09, 1997, leaving Doris N. Smith as Sole Surviving Tenant by the Entirety. Doris N. Smith died testate on January 05, 2021, Sandra G. Bingham, Kim Maxwell, Cynthia Lynn Ursery, William H. Jones Jr., Robert Gross and Betty J. Davenport are the devisees under the Will of Doris N. Smith probated under Docket No. 21P-847, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.**

**Exhibit "A" Continued**

**ROBERT GROSS executes this instrument on behalf of SANDRA G. BINGHAM, pursuant to a Power of Attorney dated June 26, 2021, and of record in Instrument No.** 20210805-0105433 **, in the Register's Office of Davidson County, Tennessee.**

**ROBERT GROSS executes this instrument on behalf of CYNTHIA LYNN URSERY, pursuant to a Power of Attorney dated July 20, 2021, and of record in Instrument No.** 20210805-0105432 **, in the Register's Office of Davidson County, Tennessee.**

**ROBERT GROSS executes this instrument on behalf of KIM MAXWELL, pursuant to a Power of Attorney dated July 19, 2021, and of record in Instrument No.** 20210805-0105429 **, in the Register's Office of Davidson County, Tennessee.**

**ROBERT GROSS executes this instrument on behalf of WILLIAM H. JONES, JR., pursuant to a Power of Attorney dated July 22, 2021, and of record in Instrument No.** 20210805-0105431 **, in the Register's Office of Davidson County, Tennessee.**

**ROBERT GROSS executes this instrument on behalf of BETTY J. DAVENPORT, pursuant to a Power of Attorney dated July 19, 2021, and of record in Instrument No.** 20210805-0105430**, in the Register's Office of Davidson County, Tennessee.**