Karen Johnson Davidson County
Batch# 696596 DEEDWARR
08/13/2021 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20210813-0109290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021070203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Krunal Maheshbhai Patel	Krunal Maheshbhai Patel	
(NAME) 2033 Hickory Brook Dr.	c/o Better Mortgage 3 World Trade Center	097-02-0A-399.00 CO
(ADDRESS) Hermitage, TN 37076	175 Greenwich St, 59th Floor New York, NY 10007	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY SEVEN THOUSAND DOLLARS AND NO/100 ($277,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADEL S. GIRGIS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRUNAL MAHESHBHAI 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:

Land in Davidson County, Tennessee, being Lot(s) 370, as shown on the map entitled Final Plat of Villages of Riverwood, Section One, Phase 4D, of record as Instrument No. 20140127-0007110, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ADEL S. GIRGIS, AN UNMARRIED MAN, by deed from BEAZER HOMES CORP. A TENNESSEE CORPORATION, of record as Instrument No. 20141205-0111566, dated November 25, 2014, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2033 Hickory Brook Dr., Hermitage, TN 37076
(House No.) (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.

Executed by my hand this 10 day of August, 2021.

Adel S. Girgis

Adel S. Girgis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of August 2021, before me personally appeared Adel S. Girgis to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal atDavidson County, Tennessee this 10 day of August 2021.

Notary Public

My Commission Expires: _____

SHAHERA KHALIL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/10/21.

Name: **Maxine Rucker**
Title: **Closing Agent**
Date August 10, 2021
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

