Karen Johnson Davidson County
Batch# 711196 DEEDWARR
09/08/2021 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20210908-0119881

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Sarin Sanjay Patel and Richa Suryakant Patel 1016 Tabitha Lane Old Hickory, TN 37138	Owner	063-04-0A-070.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Fred L. Daniels and Adrienne Bryant Daniels, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Sarin Sanjay Patel and wife, Richa Suryakant Patel and Sanjay C. Patel and wife, Kiran S. Patel**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Cleveland Hall Subdivision, Phase Four, a Planned Unit Development, as of record in Instrument No. 20080201-0010505, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fred L. Daniels and Adrienne Bryant Daniels, husband and wife, by Warranty Deed from Mohommad Oftadeh a.k.a Mohammad T. Oftadeah, of record on June 6, 2017, at Instrument No. 20170606-0056276, Davidson County Register of Deeds.

This property is commonly known as 1016 Tabitha Lane, Old Hickory, TN 37138.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its

successors 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 our hands, this 30th **day of August, 2021**:

Fred L. Daniels

Adrienne Bryant Daniels

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred L. Daniels** and **Adrienne Bryant Daniels,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of August, 2021:

Notary Public

BRAD A. NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. MAY 23, 2023

My Commission Expires: May 23 2023

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$660,001.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30th DAY OF August, 2021:

Notary Public

My Commission Expires: 3/4/25

JENNIFER BEARD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Certificate of Authenticity
for Electronically Filed Document

I, Amanda Minor, do hereby make 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 August 30, 2021 (date of document).

Date: September 2, 2021

Amanda Minor
Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 2nd day of September, 20 21.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON