BOX 10-B

Karen Johnson Davidson County
Batch# 711865 **DEEDWARR**
09/08/2021 01:04:30 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210908-0120333

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$750,000.00**

x [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF Sept, 2021.

[signature]
Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PANKAJ V. PATEL	**SAME**	**104-05-0-334.00**
(NAME) **112 DEVAN KISHAN WAY**	(NAME)	
(ADDRESS) **MT. JULIET, TN 37122**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, CHARLES L. WALKER AND WIFE, LORNA J. WALKER,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **PANKAJ V. PATEL,** HEREINAFTER CALLED THE GRANTEE, HIS 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) 292, as shown on the map entitled Richland Realty Company's First Addition to Subdivision "B", of record in Plat Book 332, page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to CHARLES LEE WALKER, AN UNMARRIED MAN, by deed from CHARLES S. WALKER AND LOUIS E. WALKER, of record in Book 7933, page 390, dated August 3, 1989, said Register's Office.

Further being the same property conveyed to CHARLES L. WALKER AND WIFE, LORNA J. WALKER, by quitclaim deed from CHARLES LEE WALKER of record in Instrument No. 20050503-0049454, dated May 3, 2005, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 332, page 174; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **313 GREENWAY AVE., NASHVILLE, TN 37205**
(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 our hands this 2ND day of September, 2021.

CHARLES L. WALKER

Lorna J. Walker by
Chas L. Walker her Attorney in Fact

LORNA J. WALKER
By: Charles L. Walker, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Charles L. Walker,** 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 at office this 2ND day of September, 2021.

My Commission Expires: **May 2, 2022**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2ND day of September, 2021, before me personally appeared **Charles L. Walker, Attorney in Fact for Lorna J. Walker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Lorna J. Walker**, pursuant to Durable Power of Attorney of record in Instrument No. 20140826-0077773, Register's Office for Davidson County, Tennessee, and who acknowledged that he executed the same as the free act and deed of **Lorna J. Walker**.

Witness my hand and official seal at office this 2ND day of September, 2021.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON