WARRANTY DEED

Karen Johnson Davidson County
Batch# 746241 DEEDWARR
10/28/2021 03:05:38 PM 2 pgs
Fees: $13.00 Taxes: $1,172.90

20211028-0145118

JM-RMX-21-735-349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manjula P. Patel	**NEW OWNER**	
(NAME)	(NAME)	**075-12-0F-094.00-CO**
735 Tulip Grove Road		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VINCENT LOPES AND RACHEL NEWTON LOPES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANJULA P. PATEL,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 94, A/K/A Unit No. 349, as shown on the plan of Tulip Cove Townhomes, a Horizontal Property Regime, filed as Exhibit B to and established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument Number 20050525-0059119 and amended in Instrument Number 20080103-0000699 and in Instrument Number 20120521-0043906, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declarations of Covenants, Conditions and Restrictions, reference to which is hereby made for a more complete and detailed description of the Unit and the Townhome, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Vincent Lopes and Rachel Newton Lopes, husband and wife by Warranty deed from Justin T. Cotton and wife, Jennifer L. Cotton of record in Instrument No. 20151123-0118750 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on November 23, 2015.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Boundary Survey of record as Instrument Number 20050517-0055768, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Tulip Cove Townhomes of record in Instrument Number 20050525-0059119, amended in Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer easement of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee.
- Utility codes letter of record in Book 10413, Page 841, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20040609-0068086, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20160301-0019393, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **735 Tulip Grove Road, #349, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF OCTOBER, 2021.

Vincent Lopes

Rachel Newton Lopes by Vincent Lopes as attorney-in-fact

Rachel Newton Lopes
by Vincent Lopes as 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, VINCENT LOPES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VINCENT LOPES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RACHEL NEWTON LOPES, and who acknowledged he/she/they executed the same as the free act and deed of the said RACHEL NEWTON LOPES.

Witness my hand and official seal, this the 15th of October, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY M. BLAKELY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212