WARRANTY DEED

Karen Johnson Davidson County
Batch# 752185 DEEDWARR
11/09/2021 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,637.25
20211109-0149753

File No. BC-21-1413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $442,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2021

Notary Public

MY COMMISSION EXPIRES: 4/26/2025

(AFFIX SEAL)

ELIZABETH G. COOPER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Chesley Cochran and Melissa Colette Cochran	Same As New Owner	
(NAME)	(NAME)	
707 26th Avenue North, 1		092-06-0H-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we, **Rakeshkumar Patel and Dipikaben Patel, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa Colette Cochran, an unmarried woman and Paul Chesley Cochran, a married man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 1, Crave Townhomes At City Heights described in the Declaration of Covenants, Conditions and Restrictions for Crave Townhomes At City Heights of record in Instrument No. 20190315-0023896, as amended in Instrument No. 20200122-0007996 and re-recorded in Instrument No. 20200417-0040580, of Register's Office for Davidson County, to which Plan reference is hereby made together with the limited common elements assigned to said Unit and the undivided interest in the common elements of Crave Townhomes At City Heights as stated in said Declaration. Said Unit is shown as part of Exhibit "B" Declaration of Crave Townhomes At City Heights. The easements restrictive covenants, conditions and regulations imposed upon and relating to the units at Crave Townhomes At City Heights, the property. co-owners and tenants, and the plat filed as Exhibit "B" to said Declaration, said Register's office, are incorporated herein by reference and made a part of the same as of copied verbatim herein for a more complete identification and description of said Unit.

Being the same property conveyed to E3 Construction Services, LLC, a Tennessee limited liability company by Quitclaim deed from 707 26th Avenue North Unit 1, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040561 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 17, 2020.

Being the same property conveyed to Rakeshkumar Patel and Dipikaben Patel, husband and wife by Warranty deed from E3 Construction Services, LLC, a Tennessee limited liability company of record in Instrument No. 20200417-0040582 Register's Office for Davidson County, Tennessee, dated April 10, 2020 and recorded on April 17, 2020.

This is property more commonly known as 707 26th Avenue North, 1, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 27th day of October, 2021.

Rakeshkumar Patel

Dipikaben Patel

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

On this 27th day of October, 2021, before me personally appeared Rakeshkumar Patel and Dipikaben Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness ~~my hand,~~ at office, this 27th day of October, 2021.

Notary Signature
My commission expires: My Commission Expires 02/12/2024

LARRY A. ROCCONI, JR. STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **October 27, 2021**.

Affiant Signature

10/27/2021

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

27th day of **October**, 20 21.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

