Karen Johnson Davidson County
Batch# 757179 DEEDWARR
11/17/2021 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,430.24
20211117-0153224

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $386,550.00.

Chandrakant Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10 DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chandrakant Patel and Bhartiben Patel	new owner	
(NAME) 525 Sandpiper Circle	(NAME) 525 Sandpiper Circle	071-15-0-414.00
(ADDRESS) Nashville, TN 37221-4387	(ADDRESS) Nashville, TN 37221-4387	
(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, **Eunice J. Hyde** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chandrakant Patel and Bhartiben 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 No. 17 on the Plan of Crutchers Subdivision, of the Lucy H. Lindsley Property, of record in Book 161, page 129, Register's Office for said County.

Said Lot fronts 50 feet on the west side of Pennock Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eunice J. Hyde and wife, Reta Hyde by Warranty deed from Jack Green and wife, Gladys L. Green of record in Book 9807, page 190, Register's Office for Davidson County, Tennessee, dated September 15, 1995 and recorded on September 26, 1995. Reta Hyde died leaving Eunice J. Hyde as the remaining Tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office in Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 1214 Pennock Ave Nashville, TN 37207
(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 my hand this 10th day of November, 2021.

Eunice J. Hyde

Eunice J. Hyde

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Eunice J. Hyde**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10 day of November, 2021.

Notary Public

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25

Certificate of Authenticity

I, Holly A. Mason, 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 11/10/21.

Affiant Signature

11/10/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of November, 2021.

Notary's Signature

(Notary Seal)



My Commission Expires: 1-6-25