WARRANTY DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

J-RV-21-2506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

Karen Johnson Davidson County
(A Batch# 760813 DEEDWARR
11/24/2021 03:08:33 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20211124-0156487

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)
Rajeshkumar Vanmali	**New Owner**	
(NAME)	(NAME)	**095-15-0-010.00** **095-15-0-008.00** **095-15-0-009.00**
2403 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **ATUL N. GORDHAN, MARRIED AND CHANDUBHAI M. PATEL, MARRIED AND GUNVANT R. PATEL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJESHKUMAR VANMALI, MARRIED,** 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:

A certain property in the State of Tennessee, County of Davidson, described as follows:

Beginning at a point in the northeasterly quadrant of the intersection of Elm Hill Pike and McGavock Pike, thence with the easterly margin of McGavock Pike N 09 degrees 07' 15" East 156.32 feet to a point; thence continuing with the easterly margin of McGavock Pike with a delta of 7 degrees 1' 40", a chord bearing of N 28 degrees 4' 39" East, a tangent of 31.44 feet, a radius of 512.00 feet, an arc of 62.80 feet and a chord length of 62.76 feet to a point; thence continuing along the easterly margin of McGavock Pike N 24 degrees 33' 44" East, 153.74 feet to a point; thence N 59 degrees 18' 02" East 171.60 feet to a point; thence S 02 degrees 12' 00" East 54.53 feet to a point; thence S 82 degrees 29' 00" East 47.60 feet to a point; thence S 78 degrees 59' 38" W 31.91 feet to a point; thence S 01 degree 50' 29" East 112.42 feet to a point; thence S 82 degrees 40' 26" East 10.87 feet to a point; thence S 06 degrees 33' 40" W 145.84 feet; thence S 07 degrees 53' 33" W 203.02 feet to a point lying in the northerly margin of Elm Hill Pike; thence running with the northerly margin of Elm Hill Pike N 70 degrees 17' 08" W 264.94 feet to the point of beginning, containing 2.300 acres, more or less, according to survey by Dale and Associates, 516 Heather Place, Nashville, Tennessee, dated December 13, 2000.

Being the same property conveyed to Atul N. Gordhan, Gunvant R. Patel and Chandubhai M. Patel by Warranty Deed from the Heirs of Willie Lee Owens, recorded August 23, 2000 in Instrument No. 20000823-0083255 as to Map 95, Parcel 10; and by Warranty Deed from the Heirs of Louisa Merritt, recorded August 23, 2000 in Instrument No. 20000823-0083267 as to Map 95, Parcels 8 and 9, in the Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of the Grantors.

This conveyance is subject to:
- Conveyances to Metropolitan Government and Temporary Construction Easements of record in Book 9161, Page 862 and Book 9161, Page 866, Register's Office for Davidson County, Tennessee.
- Right of Way Easement and Temporary Construction Easements to Metropolitan Government of record in Book 8928, Page 594, Register's Office for Davidson County, Tennessee.
- Right of Entry and Temporary Construction Easements to Metropolitan Government of record in Book 8717, Page 796, Register's Office for Davidson County, Tennessee.
- Conveyances to Metropolitan Government of record in Book 3889, Page 479 and Book 3885, Page 918, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer/Storm Drainage of record in Book 4286, Page 848 and Book 4288, Page 344, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances of record in Instrument

No. 20160831-0091197, Register's Office for Davidson County, Tennessee.
- Easement for Drainage of record in Book 3889, Page 479, Register's Office for Davidson County, Tennessee.
- All matters set out in survey dated December 13, 2000 by Dale and Associates, 516 Heather Place, Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2506 Elm Hill Pike, 619 McGavock Pike and 0 McGavock Pike, Nashville, Tennessee 37214**.

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 19th DAY OF NOVEMBER, 2021.

Atul N. Gordhan

Chandubhai M. Patel by Atul N Gordhan, Atty-in-Fact
Chandubhai M. Patel by Atul N Gordhan, Attorney-In-Fact

Gunvant R. Patel by Atul N Gordhan, Atty-in-Fact
Gunvant R. Patel by Atul N Gordhan, 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, ATUL N. GORDHAN, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ATUL N. GORDHAN, 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 CHANDUBHAI M. PATEL, AND GUNVANT R. PATEL, and who acknowledged he/she/they executed the same as the free act and deed of the said CHANDUBHAI M. PATEL, AND GUNVANT R. PATEL.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: 5.2.22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

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