WARRANTY DEED

Karen Johnson Davidson County
Batch# 768550 DEEDWARR
12/06/2021 02:41:53 PM 2 pgs
Fees: $13.00 Taxes: $5,180.00

20211206-0161528

J-DCAH-21-3230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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)
The Ave Nashville LLC	**New Owner**	
(NAME)	(NAME)	**70-13-43.00**
504 Wyndham Hill Court		
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **SANMUKH JAGU PATEL AND WIFE, MANJULA SANMUKH PATEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE AVE NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lots 34, 35 and the northwesterly 35 feet of Lot 33 on the Map of Resha Heights, of record in Plat Book 1424, Page 110, Register's Office for said County.

Included in the above described tract, but specifically excluded therefrom is that property conveyed to the State of Tennessee by deed from Sanmukh Jagubhai Patel and Manjulaben Dullabhbhal Patel of record in Book 5881, Page 829, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the point of intersection of the northwest boundary of the Raymond T. Snoddy and wife property and the northeast margin of Clarksville Pike (State Route 12, U.S 41-A); thence with the northeast margin of North 53 degrees 09 minutes 52 seconds West 118 feet more or less to a point; thence North 36 degrees 42 minutes East 9 feet more or less to a point; thence with the proposed right-of-way South 53 degrees 18 minutes 37 seconds East 118 feet more or less to a point; thence South 37 degrees 36 minutes West 9 feet more or less o the point of beginning and containing 992 square feet. This property is improved and is located on the northwest side of Clarksville Pike (State Route 12, U.S. 41-A) and is North 53 degrees 09 minutes 52 seconds West 262 feet more or less from the northwest margin of Buena Vista Pike in Bordeaux, Nashville, Davidson County, Tennessee

Being the same property conveyed to Sanmukh Jagu Patel and wife, Manjula Sanmukh Patel, being the one and individuals formerly known as Sanmukh Jagubhai Patel and Manjulaben Dullabhbhai Patel by Quitclaim Deed from Dullabhbhai Parbhubhai recorded March 26, 2018 in Instrument No, 20180326-0028249, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanukh Jagubhai Patel and Manjulaben Dullabhbhai Patel by Quitclaim Deed from Roy Resha recorded February 25, 1982 in Book 5855, Page 361 in Book 5855, Page 361, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanmukh Jagubhai Patel and Manjulaben Dullabhbhai Patel by Warranty Deed from Louise J Resha, a widow, recorded March 4, 1981 in Book 5717, Page 267, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanmukh Jagu Patel and wife, Manjula Sanmukh Patel, being the one and individuals formerly known as Sanmukh Jagubhai Patel and Manjulaben Dullabhbhai Patel by Quitclaim Deed from Dullabhbhai Parbhubhai recorded March 26, 2018 in Instrument No, 20180326-0028249, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanukh Jagubhai Patel and Manjulaben Dullabhbhai Patel by Quitclaim Deed from Roy Resha recorded February 25, 1982 in Book 5855, Page 361 in Book 5855, Page 361, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sanmukh Jagubhai Patel and Manjulaben Dullabhbhai Patel by Warranty Deed from Louise J Resha, a widow, recorded March 4, 1981 in Book 5717, Page 267, Register's Office for Davidson County, Tennessee.

**Sanmukh Jagu Patel and Sanmukh Jagubhai Patel are one in the same person.
**Manjula Sanmukh Patel and Manjulaben Dullabhbhai Patel are one in the same person.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 10, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress of record in Book 2401, Page 361, Register's Office for Davidson County, Tennessee.
- Conveyance to State of Tennessee of record in Book 5881, Page 829, 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: **3230 Clarksville Pike, Nashville, Tennessee 37218**.

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 30th DAY OF NOVEMBER, 2021.

_____
Sanmukh Jagu Patel

_____
Manjula Sanmukh Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANMUKH JAGU PATEL, 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 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MANJULA SANMUKH PATEL, 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 30th of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024