Karen Johnson Davidson County
Batch# 771083 DEEDWARR
12/09/2021 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,348.50
20211209-0163382

WARRANTY DEED

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $905,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3RD DAY OF December, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

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 NUMBER
Roshan Patel	New Owner	
(NAME) 4156 Otter Dr	(NAME)	132-07-0-017.00
(ADDRESS) Nashville TN 37204	(ADDRESS)	
(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, **Veran Antonita Fairrow, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Roshan Patel and Minal Patel, husband and wife ,** 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 Lot No. 6 on the plan of Revised Plan Of Overton Heights, as of record in Plat Book 2663, Page 119, Register's Office For Davidson County, Tennessee to which plan Reference is Made for a more complete Description.

Being the same property conveyed to Veran A. Fairrow by Quit Claim deed from Veran Antonita Fairrow Ogan of record in Instrument No. 20131213-0126504 Register's Office for Davidson County, Tennessee, dated December 13, 2013 and recorded on December 13, 2013. (Value of consideration shown in aforementioned deed $1.00.) *Jeffery Tucker joins in this conveyance to transfer any marital rights he may have in said property.*

This conveyance is subject to all easements, restrictive covenants and conditions including Ingress/Egress Easement of record in Instrument Number 20100901-0069579, in the Register's Office for Davidson County, Tennessee; Easements and incidental rights in that portion of the Land described in Schedule A underlying public roads; No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways;, **and all other matters of record, including all items set out on any applicable plat of record in said Register's Office.**

This is improved x property, known as 4209 Morriswood Ct. Nashville, TN 37204
(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 3rd day of December, 2021.

Veran Antonita Fairrow

STATE OF TENNESSEE
COUNTY OF Davidson

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

WITNESS my hand and official seal at office this 3rd day of December, 2021.

Jacqueline G Brown
Notary Public

My Commission Expires: 3-8-22

Witness my hand this 2 day of December, 2021.

Jeffery Tucker

STATE OF TN
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 2 day of December, 2021.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 12/03/21 (date of document).

Affiant Signature

12/07/21
Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 7th day of December, 2021

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL