Karen Johnson Davidson County
Batch# 771335 DEEDWARR
12/09/2021 04:11:30 PM 5 pgs
Fees: $28.00 Taxes: $906.50
20211209-0163729

WARRANTY DEED

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$245,000.00

Affiant

Subscribed and sworn to before me this 7th day of December, 2021

Notary Public
My Commission expires: 12-17-24
(Affix Seal)

THIS INSTRUMENT PREPARED BY

James W. Cobb, Esq. 131 Walton Ferry Road, Ste. 11, Hendersonville, TN, 37075

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gajendra Yadav and Tarang Yadav	**Gajendra Yadav and Tarang Yadav**	135-10-0E-007.00 CO
1113 Ransom Way	**1113 Ransom Way**	
Nashville, TN 37217	**Nashville, TN 37217**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I,

Patel Property, LLC, a Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gajendra Yadav and Tarang Yadav, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND SITUATED OF DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Parcel: 135-10-0E-007.00 CO

BEING a certain private element unit situated in Davidson County, Tennessee, and further known as Unit 7, along with the appurtenant interest in the common elements, of Ransom Park Villas, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions establishing Ransom Park Villas, a planned unit development, of record in Instrument No. 20130711-0072001; as amended in Instrument No. 20150619-0058800; and in Instrument No. 20160811-0083641, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site-plan of Ransom Park Villas, attached as Exhibit to said Declaration, as amended. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the

units, property, co-owners and tenants of Ransom Park Villas provided in said Declaration, as amended, together with the By-laws appended thereto, the site-plan attached as Exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Ketulkumar Babulal Patel, a married man, and Prakash Patel, a married man, from Wade C. Ard, by Warranty Deed dated January 25, 2019, and recorded on January 29, 2019, of record in Instrument Number 20190129-0008584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patel Property, LLC, a Tennessee limited liability company from Ketulkumar Babulal Patel, a married man, and Prakash Patel, a married man, by Quitclaim Deed dated April 4, 2019, and recorded April 5, 2019, of record in Instrument Number 20190405-0031248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gajendra Yadav and Tarang Yadav, husband and wife from Patel Property, LLC, a Tennessee limited liability company, by Warranty Deed dated _____ and recorded _____, of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

This is improved (_ X__) unimproved (___) property known as 1113 Ransom Way, Nashville, TN 37217

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, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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. GRANTORS does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 our hand(s) this 7th day of December, 2021.

Patel Property, LLC

By: _____
Prakash Patel, Member

STATE OF Tennessee)

COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Prakash Patel, Member of Patel Property, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 7th day of December, 2021.

My commission expires 12-17-24

_____
Notary Public

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

Patel Property, LLC

By: Ketulkumar B. Patel
Ketulkumar Patel, Member

STATE OF Tennessee)

COUNTY OF Sumner)

Before me, a Notary Public in and for said County and State, Ketulkumar Patel, Member of Patel Property, LLC, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and Official Seal at office this 7th day of December, 2021.

My commission expires 12-17-24

Notary Public

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

True Copy Certification

I, James Cobb, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed on 12/7/2021 (date of document).

Signature

12/7/2021

Date

State of Tennessee

County of Davidson

Personally appeared before me, Joseph Jeffers, a notary public for this county and state, James Cobb who acknowledges that this certification of an electronic document is true and exact and whose signature I have witnessed.

JOSEPH C JEFFERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-17-2024

Notary's Signature

12/7/2021

Date

My Commission Expires: 12-17-24

Notary's Seal (if on paper)