WARRANTY DEED

Karen Johnson Davidson County
Batch# 771593 DEEDWARR
12/10/2021 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20211210-0164055

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,800,000.00.

Mansi Patel
Affiant

Subscribed and sworn to me on 12/06/21.

Brooke Sobo
NOTARY PUBLIC
My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jatinkumar Patel Mansi Patel 7201 Whites Creek Pike Joelton, TN 37080	NEW OWNER	022-00-0-015.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ronald E. Waller and wife, Debora L. Waller, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jatinkumar Patel and Mansi Patel, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Final Plat 7201 Whites Creek Pike, of record in Instrument No. 20090904-0083420, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Being a portion of the same property conveyed to RONALD E. WALLER AND WIFE, DEBORA L. WALLER, by deed from JOSEPH A. FALLS AND JAMES R. FALLS, JR. AND GLENN T. FALLS AND WAYNE H. FALLS AND PATTI SUE DAVIS AND CAROLYN C. COYLE AND ALLEN R. CORBITT AND GAYE L. VAN HOOSER, of record in Instrument No. 20000118-0005585, dated January 14, 2000, said Register's Office.
>
> This is improved property known as 7201 Whites Creek Pike, Joelton, Tennessee 37080.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 12/06/21

Ronald E. Waller

Debora L. Waller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/06/21, before me personally appeared Ronald E. Waller and Debora L. Waller, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 12/06/21



NOTARY PUBLIC

My Commission Expires: 9/8/25

Certificate of Authenticity

I, John Cobb Rochford, do hearby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law. on December 6, 2021

Signature December 6, 2021

State of Tennessee

County of Davidson

Personally appeared before me, Emily B. Hebert, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic documents is true and correct and whose signature I have witnessed. on December 6, 2021

Emily B. Hebert
Notary's Signature

My Commission Expires: 03-03-2025

EMILY B. HEBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY