Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15025-AP

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $415,000.00.

Affiant

Subscribed and sworn before me this the 13th day of December, 2021.

Notary Public
My commission expires: 1-16-2024

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 775560 DEEDWARR
12/16/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20211216-0166765

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Arpan Patel	New Owner	141-03-0C 016.00
2204 Belle Creek Way		
Nashville, TN 37221		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICK W. WOO, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ARPAN PATEL AND PINAKI PATEL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 of Harpeth Springs Village, a Horizontal Property Regime with Private Elements, a Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, under the Amended and Restated Declaration of Covenants, Conditions and Restrictions a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180417-0036143, amended in Instrument No. 20190130-0009015, with Bylaws of Harpeth Springs Unit Owners Association, Inc., attached as "Exhibit "B" to said Declaration, and said Unit being Depicted on Exhibit "A-1" attached to the amendment of record in Instrument No. 20190130-0009015, Register's Office for Davidson County Tennessee.

Being the same property conveyed to Patrick W. Woo, an unmarried man, by deed dated 01/31/2019, from Beezer Homes, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20190204-0010073, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2204 Belle Creek Way, Nashville, TN 37221.

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/or 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 do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 13th day of December, 2021.

Patrick W Woo by Emily Bratton his attorney in fact
Patrick W. Woo by Emily Bratton, Attorny-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 13th day of December, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared Emily Bratton with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Patrick W. Woo, by Specific Power of Attorney dated 12-12-21, 2021, and who acknowledged that he executed the same as the free act and deed of Patrick W. Woo.

Witness my hand and official seal this 13th day of December, 2021.

My commission expires:

9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 12/13/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/13/202.

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 **day of** December **,** 2021 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM