Name and Address of New Owner:
Sanjay Patel
140 Artic Ave
Nashville, TN 37207

Send Tax Statements To:
Sanjay Patel
821 Murfreesboro Pike
Nashville, TN 37217

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21112369

Map and Parcel: 071 06 0 052.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leonard A. Stephens and Judith T. Stephens**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sanjay Patel, a married man**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 60 feet of Lot No. 21, the easterly part of Lot No. 21, and the westerly part of Lot No. 20, on the map of John Scruggs Subdivision of 8 acres, as recorded in Book 161, page 86, Register's Office for Davidson County, together with a 12 foot strip paralleling the westerly lot line of Lot No. 21 and 5 feet paralleling the northerly or rear line of Lot No. 21 and 20 as set out on the official map of Metropolitan Government of Nashville and Davidson County, Tennessee, Map No. 71-6, parcels 52 and 51, and abandoned by Metropolitan Government by ordinance 64-324, and described in 2 tracts as follows:

TRACT 1: Beginning at a point in the northerly margin of Artic Avenue 58 feet west of the common corners of Lot No. 21 and 20; thence with the margin of Artic Avenue westwardly 72 feet to a point; thence northwardly 142.3 feet more or less, to the center point in an abandoned alley; thence eastwardly with the center line of said alley 72 feet, more or less, to a point; thence southerly and parallel with the westerly line of Lot 21, 135 feet, more or less, to the point of beginning.

TRACT 2: Beginning at a point in the northerly margin of Artic Avenue, being the common front corners of Lots 21 and 20; thence westwardly 58 feet to a point; thence northwardly 135 feet, more or less, to the center of an abandoned alley; thence eastwardly with the center line of said abandoned alley 58.3 feet, more or less, to a point; thence southerly and parallel with the westerly side lot line in Lot No. 21, 132.5 feet, more or less, through the westerly portion of Lot 20 to the point of beginning.

Being the same property conveyed to L and J Nashville Properties, LLC, a Tennessee limited liability company by Quitclaim Deed filed for record on September 20, 2018 in Instrument Number 20180920-0093226, of the Register's Office of Davidson County, Tennessee, and further conveyed to Leonard A. Stephens and Judith T. Stephens, husband and wife, by Quitclaim Deed dated December 2, 2021 and filed for record in Instrument No202112170167323, Register's Office of Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 776384 DEEDWARR
12/17/2021 02:07:30 PM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20211217-0167324

This conveyance is subject to the following: All matters including but not limited to an easement for public utility and drainage purposes as set forth in Book 6280, page 306, Book 6560, page 837, Book 5440, page 409 and Book 6560, page 837, along with the abandonment of the alley north of Artic Avenue and west of Brick Church Pike as set out in Ordinance No. 64-324; Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 140 Artic Ave, Nashville, TN 37207

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 this 17th day of December, 2021.

Leonard A. Stephens

Judith T. Stephens

State of Tennessee

County of Rutherford

Personally appeared before me, Leonard A. Stephens and Judith T. Stephens with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of December, 2021.

Notary Public
My Commission Expires: 9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

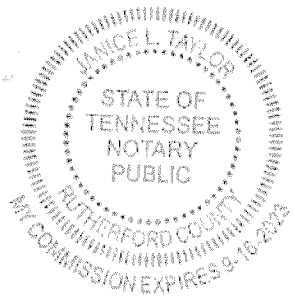
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of December, 2021.

Notary Public
My Commission Expires: 9-16-23



Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am the custodian 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 12/17/2021 (date of document).

Affiant Signature

12/17/2021
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 17 day of December, 2021.

BRIDGETTE N. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Signature

My Commission Expires: 3/15/2025