Karen Johnson Davidson County
Batch# 776524 DEEDWARR
12/20/2021 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,791.50
20211220-0167527

WARRANTY DEED

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR ~~VALUE, WHICHEVER~~ IS GREATER FOR THIS TRANSFER IS $1,295,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BE ON 12/10/2021

Cheryl D. Bolander
NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2025

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2021-4896

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Kalp M. Patel and Ankit Patel	1051 Archer LLC	105-01-4A-033.00-CO
1051 Archer Street	2401 Franklin Pk	
Nashville, TN 37203	Nashville, TN 37204	

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

GFR, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

1051 Archer, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit 33, Archer at 12th Homes as shown in the Declaration of Covenants, Conditions and Restrictions for Archer at 12th Homes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20160908-0094811, as amended in Instrument No. 20161102-0115692 and Instrument No. 20161123-0123554, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daniel R. Gage and Katherine M. Gage, husband and wife by Warranty deed from Archer Development LLC, a Tennessee limited liability company of record in Instrument No. 20171207-0125189 Register's Office for Davidson County, Tennessee, dated December 06, 2017 and recorded on December 07, 2017 and Scriveners Affidavit recorded on January 05, 2018, in Instrument No. 20180105-0001655.

Being the same property conveyed to GFR, LLC, a Tennessee limited liability company by Quitclaim deed from Daniel R. Gage and Katherine Gage, husband and wife of record in Instrument No. 20180122-0006380 Register's Office for Davidson County, Tennessee, dated January 18, 2018 and recorded on January 22, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1051 Archer Street Nashville, TN 37203

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 10, 2021.

GFR, LLC, a Tennessee Limited Liability Company

By: _____
Daniel R. Gage, Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Daniel R. Gage with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of GFR LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this December 10, 2021.

Cheryl D. Bolander
Notary Public

My Commission Expires: 9/20/2025

CHERYL D BOLANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 2021-4896

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on December 10, 2021.

J. Carlton Drumwright

December 10, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 10, 2021.

Notary

My Commission Expires: 12/18/22

