WARRANTY DEED

Karen Johnson Davidson County
Batch# 779809 DEEDWARR
12/28/2021 11:11:52 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20211228-0170375

J-DP-21-4005A

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kirti Vikash Surati and Hasmukh B. Shyamji	**Bank of America, N.A.**	
(NAME) **4005 A Woodmont Blvd**	(NAME) **Attn: Closing Protection MS: TX2-979-01-02**	**116-08-4C-001.00-CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Fort Worth, TX 76155**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PRAVEEN PATEL AND PARESH PATEL AND DHARMESH PATEL AND PARESHKUMAR S. PATEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KIRTI VIKASH SURATI AND HASMUKH B. SHYAMJI, JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 4005 Woodmont Blvd Residences, of record as Instrument No. 20170911-0092774 and being shown on Plat attached thereto as Exhibit "C", 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 a portion of the same property conveyed to Praveen Patel, Paresh Patel, Dharmesh Patel and Pareshkumar S. Patel by Warranty deed from Thomas Avery and Sally Haar Avery, Husband and wife of record in Instrument No. 20170515-0047817 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 15, 2017.

**Said property is not the primary residence of any of the Grantors.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170911-0092774, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter of record in Instrument Number 20170919-0095792, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 113, Page 13, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1153, Page 230, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement of record in Book 613, Page 404, in the Register's Office for Davidson County, Tennessee.
- Easement for Water mains of record in Book 924, Page 24, in the Register's Office for Davidson County, Tennessee.
- Water Rights Contract Agreement of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4005 A Woodmont Blvd, Nashville, Tennessee 37205**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 27th DAY OF DECEMBER, 2021.

Praveen Patel

Paresh Patel

Dharmesh Patel

Pareshkumar S. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PRAVEEN PATEL, PARESH PATEL, DHARMESH PATEL and PARESHKUMAR S. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2021.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212