Karen Johnson Davidson County
Batch# 781750 DEEDWARR
12/30/2021 09:58:20 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20211230-0171648

This Instrument Prepared By and Return To:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW21673

Send Tax Bills To:
Gitaben B. Patel
1237 Monarch Way
Brentwood, TN 37027

New Owner is:
Gitaben B. Patel
541 Richmar Drive
Nashville, TN 37211

MAP/PARCEL: 146-04-0-054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Stephanie Miles Harrington, Trustee of the Estate of Linda R. Tunks and Shannon Miles, Trustee of the Estate of Linda R. Tunks,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Gitaben B. Patel,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

PROPERTY ADDRESS: 541 Richmar Drive, Nashville, TN 37211

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No.769 on the Plan of Caldwell Hall, Section Twelve, as of record in Book 3300, Page 57, Register's Office for Davidson County, Tennessee.

SAID Lot 769 being a corner lot fronts 87.1 feet on the southerly side of Richmar Drive and 95 feet on the westerly side of Richmar Court and 36.27 feet along the curving corner at said intersection and runs back between converging side lines 149 feet on the westerly side line and 153.5 feet on the southerly side line to a point at the rear.

BEING the same property conveyed to Linda R. Tunks, Trustee of the Linda R. Tunks Living Trust, dated 10/24/2007 and recorded 10/26/2007 in Instrument Number 20071026-0126602; and the same property previously conveyed to Linda R. Tunks by Deed from First American National Bank, dated 8/6/1993 and recorded 8/9/1993 in Book 9042, Page 188, Register's Office for Davidson County, Tennessee.

Linda R. Tunks AKA Linda Ruth Tunks (hereafter the "Decedent") died on April 13, 2020, a resident of Nashville, Davidson County, Tennessee. Decedent's husband, Wallace Tunks predeceased her. Pursuant to the terms of the Linda R. Tunks Living Trust dated October 24, 2007 (hereafter the "Trust"), upon Decedent's death her surviving children, the Grantors, Stephanie Miles Harrington, and Shannon Miles, who are Decedent's sole heirs, were directed to appoint substitute trustees and terminate the Trust, dividing and distributing the Trust corpus equally to themselves.

Accordingly, the Grantors appoint themselves as co-trustees of the Trust for the purpose of terminating the Trust and distributing the Trust property. The Grantors execute this deed as Co-trustees and in their individual capacities.

The subject property is neither, nor has it ever been, the principal residence of Grantor nor his/her spouse or any dependent.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 30th day of November, 2021.

GRANTOR:

Stephanie Miles Harrington

Stephanie Miles Harrington, Co-Trustee of the Linda R. Tunks Living Trust dated October 24, 2007 and Individually

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Stephanie Miles Harrington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 30th day of November, 2021.

Kimberly Beard

NOTARY PUBLIC
My Commission Expires: _____

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

WITNESS our hands this 26th day of November, 2021.

GRANTOR:

Shannon Miles

Shannon Miles, Co-Trustee of the Linda R. Tunks Living Trust dated October 24, 2007 and Individually

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Shannon Miles**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26 day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 8/16/2025

JAMESIA DOWNER
MY COMMISSION # HH 165461
EXPIRES: August 16, 2025

STATE OF Tennessee)
COUNTY OF Davidson)

$400,000.00

PB
AB

The actual consideration or value, whichever is greater, for this transfer is ~~$440,000.00~~.

Affiant

SWORN TO and subscribed before me this 30th day of November, 2021.

NOTARY PUBLIC
My Commission Expires: 7-3-23

KIMBERLY BEARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023