WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00.

Leena Patel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

B-SH-E3-21-2002A

THIS INSTRUMENT WAS PREPARED BY

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

Karen Johnson Davidson County
Batch# 781818 **DEEDWARR**
12/30/2021 11:04:07 AM 2 pgs
Fees: $13.00 Taxes: $1,849.63

20211230-0171769

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Leena Patel	**Ameris Bank**	
(NAME)	(NAME)	**092-07-0S-005.00-CO**
2002A Herman St	**3500 Piedmont Rd NE, Ste. 105**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Atlanta, GA 30305**	
(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, **TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEENA PATEL, SINGLE WOMAN,** 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, as established by Declaration of Covenants, Conditions and Restrictions for 1930 Herman Street and 2002 Herman Street, of record as Instrument No. 20201021-0122453, Supplemented in Instrument No. 20201204-0141121, and Amended in Instrument No. 20210621-0083556, being shown on Plat attached thereto as Exhibit "A", 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 Brenda Jones, unmarried by Warranty deed from Andrew H. Johnson and wife, Carol J. Johnson of record in Instrument No. 20051109-0135758 Register's Office for Davidson County, Tennessee, dated October 28, 2005 and recorded on November 09, 2005.

Being a portion of the same property conveyed to Two E'S Development LLC, a Tennessee Limited Liability Company by Warranty deed from Brenda Jones, unmarried of record in Instrument No. 20200706-0072311 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 06, 2020.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 102, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20201021-0122453 and Supplemental Declaration recorded in Instrument No. 20201204-0141121, and amended in Instrument No. 20210621-0083556, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 2096, Page 362, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20210305-0029175, in the Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Book 9048, Page 305, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20210317-0035075, in the Register's Office for Davidson County, Tennessee.
- Charter for Herman Street Townhomes Homeowners Association, Inc. of record in Instrument Number 20201008-0117333, 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: **2002A Herman St, Nashville, Tennessee 37208**.

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 28th DAY OF DECEMBER, 2021.

Two E's Development LLC, a Tennessee Limited Liability Company

BY: _____
Anthony Ewing
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANTHONY EWING, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of TWO E'S DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th of December, 2021.

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



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