# WARRANTY DEED

Karen Johnson Davidson County
Batch# 819120 DEEDWARR
03/10/2022 11:24:27 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20220310-0027763

LR-MCH-22-1612

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 $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(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) |
|---|---|---|
| **Pinal Patel and Kenny Yang** | **New Owner** | |
| (NAME) | (NAME) | **081-11-0-515.00** |
| **607 Briarhill Rd** | | |
| (ADDRESS) | (ADDRESS) | |
| **Lebanon, TN 37087** | | |
| (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, **MARY SCOTT CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PINAL PATEL, MARRIED, AND KENNY YANG, MARRIED,** 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:

Situated in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Said part of said lot fronts 50 feet on the Easterly side of Alberta Avenue, now 14th Avenue North, and runs back between parallel lines 170 feet to an alley.

Being the Northerly 50 feet of Lot No. 204 in McGavock and Westmore's Second Addition to Nashville called Addition to the Town of McGavock, as of record in Book 21 , page 41 , Register's Office for said County

Being the same property conveyed to John Driver and wife, Nannie D. Driver by Warranty deed from Franklin Roosevelt Barksdale, Charles William Barksdale, Ronnie Lloyd Barksdale, Ruth Mae Robertson and Robert Bennet Patton and wife, Ada Patton, and Ada Barksdale Patton, Executrix of the Estate of Teddie R. Barksdale of record in Book 5947, page 337, Register's Office for Davidson County, Tennessee, dated October 06, 1982 and recorded on October 07, 1982.

Being the same property conveyed to Mary Scott, David Duncan, Nancy Daniel and Patricia Bradford co-trustees of the Nancy D. Driver Family Trust U/A/D November 21, 2005 by Executor's Quitclaim deed from David Duncan and Nancy Daniel, Co-Personal Representatives of the Estate of Nancy D. Driver, deceased of record in Instrument No. 20120907-0081220 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on September 07, 2012.

NOTE: Mary Scott is authorized to convey any real property owned by the Trust without joinder from any other Trustee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, 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: **1612 14th Ave N, 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 8th DAY OF MARCH, 2022.

Mary Scott co-trustee of the Nancy D. Driver Family Trust U/A/D November 21, 2005

BY: Mary Scott, Co-Trustee
Mary Scott
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY SCOTT, CO-TRUSTEE of MARY SCOTT CO-TRUSTEE OF THE NANCY D. DRIVER FAMILY TRUST U/A/D NOVEMBER 21, 2005, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of March, 2022.

Notary Public
My Commission Expires: 5.2.27
(SEAL)




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