Karen Johnson Davidson County
Batch# 829503 DEEDWARR
03/28/2022 11:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,692.75
20220328-0035405

Name and Address of New Owner:
Jay Ajay Patel
3000 Vanderbilt Pl, 411
Nashville, TN 37212

Send Tax Bills To:

3000 Vanderbilt Pl, 411
Nashville ,TN 37212

This Instrument Prepared By:
Oak Lane Title, LLC
130 Wilson Pike Circle
Brentwood, TN 37027

Map & Parcel No:
104-02-4B-411.00-CO

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 legal sufficiency of which are hereby irrevocably acknowledged, **Jerry R. McKeithan Jr., and wife, Vimi K. McKeithan**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jay Ajay Patel, a single person,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 411 of Bristol West End, a Condominium Development established to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313, as amended at Instrument No. 20070629-0077729, and at Instrument No. 20081016-0104201 and Instrument No. 20101130-0095113, and further amended by Instruments of record in Instrument No. 20151228-0130187; Instrument No. 20170316-0025728; Instrument No. 20170516-0083852; Instrument No. 20190318-0024128; Instrument No. 20190624-0060657; and in Instrument No. 20210304-0028708 in the Register's Office of Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, now Unit being depicted on Exhibit "C" to said Master Deed together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D" to said Master Deed, as amended.

Being the same property conveyed to Jerry McKeithan, Jr., and wife, Vimi K. McKeithan by Warranty Deed from Walia, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190617-0058124, Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019. (Value of consideration shown in aforementioned deed $380,000.00.)

FOR INFORMATIONAL PURPOSES ONLY: Being also known as 3000 Vanderbilt Place, Unit 411, Nashville, Tennessee 37212.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

17 9mm 9s VKM
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the ~~18~~th day of February, 2022.

Jerry R. McKeithan, Jr. (SEAL)

Vimi K. McKeithan (SEAL)
Vimi K. McKeithan

STATE OF ~~TENNESSEE~~ NORTH CAROLINA DT 2/17/22
COUNTY OF ~~DAVIDSON~~ BUNCOMBE DT 2/17/22

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jerry R. McKeithan, Jr. and Vimi K. McKeithan, with whom ~~I am personally acquainted (or~~ proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that ~~he/she~~/they executed the foregoing instrument for the purposes therein contained.

17 DT 2/17/22
Witness my hand and seal this ~~18~~th day of February, 2022.

Notary Public
My commission expires: 9/22/22

David Turner
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires September 22, 2022

202203280035405

AFFIDAVIT OF VALUE

STATE OF ~~TENNESSEE~~ NORTH CAROLINA DT 2/17/22

COUNTY OF ~~WILLIAMSON~~ BUNCOMBE DT 2/17/22

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $457,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant) Vicki K. McKeithan

Sworn to and subscribed before me this
18th day of February, 2022.

Notary Public
My commission expires:

David Turner
NOTARY PUBLIC
Buncombe County, NC
My Commission Expires September 22, 2022

File No. OLT-22-13

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **2/17/2022** (date of document).

Affiant Signature

2/17/2022
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17** day of **February**, 2**022**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

