Karen Johnson Davidson County
Batch# 840032 DEEDWARR
04/14/2022 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20220414-0043690

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2022-03-193
Parcel ID: 116 08 4E 002.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Timothy D. Bode 4009B Woodmont Boulevard Nashville, TN 37205	Same as New Owner	Map/Parcel 116 08 4E 002.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dari A. Patsiokas, an unmarried woman** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Timothy D. Bode, an unmarried man,** ("Grantee") all of right, title and interest in and to that certain real property known as 4009B Woodmont Blvd, Nashville, TN 37205 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 4009 Woodmont Blvd Residences, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 4009 Woodmont Blvd Residences, a Horizontal Property Regime, of record in Instrument Number 20171218-0128422, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Dari A. Patsiokas, by Quitclaim Deed from Stelios J. Patsiokas, of record in Instrument No. 20211215-0165946, in the Register's Office for Davidson County, Tennessee, dated December 14, 2021 and recorded on December 15, 2021.

Being the same property conveyed to Stelios J. Patsiokas, a married person, Dari A. Patsiokas, a married person, by Warranty Deed from Dharmesh Patel and Praveen Patel and Paresh Patel and Pareshkumar S. Patel, of record in Instrument No. 20210304-0028170, in the Register's Office for Davidson County, Tennessee, dated February 26, 2021 and recorded on March 4, 2021.

Being part of the same property conveyed to Praveen Patel, Paresh Patel, Dharmesh Patel, and Pareshkumar S. Patel, by Warranty Deed from Matthew Haber and Ellen Haber, husband and wife, of record in Instrument No. 20170927-0099058, in the Register's Office for Davidson County, Tennessee, dated September 25, 2017 and recorded on September 27, 2017.

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), his/her/their heirs and assigns

forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7th day of April, 2022.

Dari A. Patsiokas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of April, 2022, before me personally appeared Dari A. Patsiokas, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2022.

Notary Signature
My commission expires: 3/1/25

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to 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 1,700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8th day of April, 2022.

Notary Public
My commission expires: 06-02-25

Whitney McElroy
State of Tennessee Notary Public
Williamson County

Tennessee Certification of Electronic Document

I, Andrew Swore, 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 April 7, 2022 (date of document).

Affiant Signature

April 8 2022
Date

State of TENNESSEE

County of WILLIAMSON

Sworn to and subscribed before me this 8th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 06-02-25

NOTARY'S SEAL

Whitney McElroy
State of Tennessee Notary Public
Williamson County