Name and Address of New Owner:
Janak Patel
781 Brook Hollow Road
Nashville, TN 37205

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21112474

Map and Parcel: 173 00 0 066.00

Karen Johnson Davidson County
Batch# 846980 DEEDWARRSP
04/28/2022 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20220428-0048929

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bobbette Phillips Griffin, Executrix of the Estate of Bobby L. Phillips**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Janak Patel**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, bieng Lot No. 2 on the Map of a Subdivision of a part of the King Property, as shown on the survey prepared by H.B. Fowlkes in October , 1946, not of record, and described as follows:

Beginning at a point in the easterly margin of the Nolensville Pike 50 feet north of the property of Douglas Allen, at the common corner of Lots Nos. 1 and 2 of said plan; thence with the line between said lots, easterly 739 feet, more or less, to a point; thence North 44 degrees 08' West 150.2 feet to the common easterly corner of Lots Nos. 2 and 3; thence with the line between said lots, westerly 739 feet to the easterly margin of the Nolensville Pike; thence with the margin of the same, South 40 degrees 03' East, 150 feet to the point of beginnig, containing 2.55 acres.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is the following property conveyed to the State of Tennessee by Warranty Deed filed for record on July 5, 2017 in Instrument Number 20170705-0067281, said Register's Office.

Beginning at the point of intersection of the existing northeast margin of the SR-11 and the northwest boundary of the Charles Bennet Rhodes, ETUX property, said point of intersection being 35.00 feet right of SR-1 proposed centerline station 451 + 57.03; thence with said existing margin N 39° 30' 23" W 150.00 feet to a point, said point being 35.00 feet right of SR-11 proposed centerline station 453 + 07.03; thence with the southeast boundary of the Rebecca Bowling and Linda Gail Shores property N 50° 27' 27" W 20.00 feet to a point, said point being 55.00 feet right of SR-11 proposed centerline station 453 + 07.04; thence with the proposed northeast margin of said road S 39° 30' 23" E 150.01 feet to a point, said point being 55.00 feet right of SR-11 proposed centerline station 451 + 57.04; thence with said northwest boundary S 50° 28' 09" W 20.00 feet to the point of beginning, containing 3000 square feet.

Being the same property conveyed to Bobby L. Phillips and wife, Peggy L. Phillips, by Warranty Deed recorded in Deed Book 3255, page 375, in the Register's Office of Davidson County, Tennessee. The said Peggy L. Phillips aka Peggy Ann Phillips died on June 3, 2009, leaving Bobby L. Phillips as the surviving tenant by the entirety. The said Bobby L. Phillips died testate on November 19, 2019, and pursuant to that certain Order for Letters Testamentary and Bringing House into the Estate entered in the case of In Re Bobby L. Phillips, Deceased, Seventh Circuit Court (Probate Court) for Davidson County, Tennessee

Case No. 20P30, the Executor of said estate was given the authority to sell the subject property without court approval. Bobbette Phillips Griffin was appointed Executor of the Estate of Bobby L. Phillips as evidenced by Letters Testamentary issued by the County Clerk of Davidson County, Tennessee, dated January 15, 2020.

This conveyance is subject to Agreement for Dedication of Easement Water Mains and Appurtenances of record in Instrument Number 20031218-0180326; all matters including but not limited to an easement for construction of slopes to the State of Tennessee set out in Instrument Number 20170705-0067281, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 6240 Nolensville Pike, Nashville, TN 37211

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, his heirs and assigns forever; and Grantor covenants with Grantee that it has done nothing to impair such title as Grantor has received and Grantor will warrant and defend the title against lawful claims of all persons claiming by, under or through Grantor except for the exceptions set forth herein. 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.

Grantee hereby accepts title to and the condition of the property hereinabove described AS IS, WHERE IS, with all faults.

WITNESS our hand this 18 day of April, 2022.

Bobbette Phillips Griffin Executrix

Bobbette Phillips Griffin, Executrix of the Estate of
Bobby L. Phillips

State of Tennessee

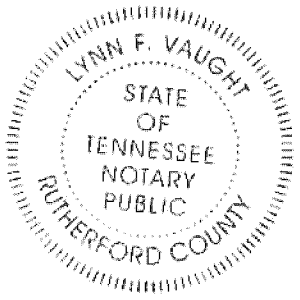
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Bobbette Phillips Griffin, Executrix of the Estate of Bobby L. Phillips, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she as such Executrix executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18 of April, 2022.

L F Vaught

Notary Public
My Commission Expires: 2/20/2023



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $950,000.00.

Affiant Signature

Subscribed and sworn to before me, this 19th day of April, 2022.

Notary Public
My Commission Expires: 2/20/2023

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Lynn Vaught, do hereby make oath that I am 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 4/19/22 (date of document).

Affiant Signature

4/21/22
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 21 day of April, 2022.

Jessica L Tolley
Notary Signature

My Commission Expires: 11/20/2022

JESSICA L. TOLLEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY