Karen Johnson Davidson County
Batch# 879357 DEEDWARR
06/28/2022 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,294.00
20220628-0074163

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00.

Cailin Pete

Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/3/26
File No. G22-16491

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Cailin Pete and Brian Pete	Movement Mortgage	081-07-0-120
(NAME)	(NAME)	
1002 Clay St.	8024 Calvin Hall Rd	
(STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37208	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kevin Patel, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cailin Pete and Brian Pete, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being part of Lots Nos. 37 and 38 in the Subdivision of Lot No. 7 of Owen's Buena Vista Plan of Lots of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of North Clay Street 40 feet Westerly from the margin of Crooked Street; thence with the Westerly margin of North Clay Street Westerly 40 feet; thence parallel with Crooked Street Northerly 104 feet to the line between Lot Nos. 38 and 39 on said plan; thence with said line Easterly 40 feet to a point that is 40 feet Westerly from the Westerly margin of Crooked Street; thence parallel with Crooked Street 104 feet to the beginning.

Being the same property conveyed to Kevin Patel, an unmarried man by Deed dated May 30, 2019, recorded June 5, 2019, in Instrument Number 20190605-0053612, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1002 Clay Street, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 23rd day of June, 2022.

X _____
Kevin Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of June, 2022, before me personally appeared Kevin Patel, 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 23rd day of June, 2022.

_____
Notary Signature
My commission expires: 1/27/26

MICHAEL T. MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 06/23/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 06/23/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 **day of** June, 2022.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM