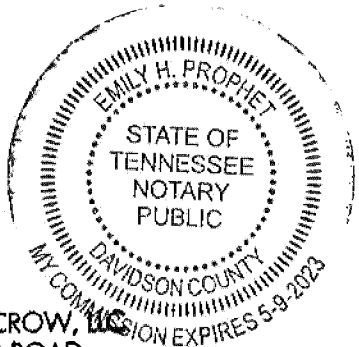
Karen Johnson Davidson County
Batch# 890546 DEEDWARR
07/18/2022 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20220718-0082139

WARRANTY DEED



RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-4920-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Christopher R. Cliver and Kerri E. Moore	NEW OWNER	081084E00100CO
(NAME)	(NAME)	
1710A 7th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Eight Hundred Twenty Thousand And No/100 Dollars ($820,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PRITI BHARAT MODY AND WIFE, MAYUR PATEL, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHRISTOPHER R. CLIVER, AN UNMARRIED MAN, AND KERRI E. MOORE, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 situated in Davidson County, Tennessee, being Unit A, of 1710 7th Avenue North Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for 1710 7th Avenue North Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140331-0026401, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Priti Bharat Mody and Mayur Patel, wife and husband by Warranty deed from Dustin Sharp and Kasey Sharp, husband and wife of record in Instrument No. 20160729-0078516 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on July 29, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1710A 7th Avenue North, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 13 day of July, 2022

Priti Bharat Mody

Mayur Patel

State of ~~Tennessee~~ Texas SS
County of ~~Davidson~~ Tarrant SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Priti Bharat Mody and Mayur Patel, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 13 day of July, 2022.

Notary Public My Commission Expires: 4/29/26

SHEILA DOWLING
Notary Public, State of Texas
Comm. Expires 04-29-2026
Notary ID 129804880

I, Emily Prophet, 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 7-13-22 (date of document).

Affiant Signature

7-19-22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 19 day of July, 2022.

Richelle B. Montg

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

