THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P22-13518-BW

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 895321 DEEDWARR
07/28/2022 11:22:01 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20220728-0086151

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Siddharth Amin and Nishitkumar Patel and Monarch Desai	newowners	
794 Walpole Rd.		163-00-0-002.00
Gallatin, TN 37066		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **VMA Real Estate LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Siddharth Amin and Nishitkumar Patel and Monarch Desai**

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 Lot Nos. 10, 11 and 12 on the Plan of Shield's Antioch Lands of record in Plat Book 57, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Also being further described as follows:

Beginning at a point in the center of a lane running East and West, and also center of a lane running North and South, and being the Southwest corner of Lot No. 10 and running from said beginning point along the center line of the North and South lane, degrees and distance as follows: North 1-1/2 degrees East 632 feet to a point opposite an old fence, which point is L. Carper's Southwest corner; thence along the old fence, Carper's South boundary South 88-1/2 degrees East 633 feet to a fence corner; thence with the fence South 1-1/2 degrees West 740 feet to a point in the center of the lane, the Southeast corner of this tract and the Southwest corner of Lot No. 1 in said subdivision, which is now owned by Mrs. Morton; thence along the center of the lane, North 78 degrees 45 minutes West 650 feet, to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to VMA Real Estate LLC, a Tennessee limited liability company by Warranty deed from Reyes Construction, LLC, a Tennessee corporation of record in Instrument No. 20161216-0132006 Register's Office for Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 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.

This is unimproved property known as **0 Moss Road, Antioch, TN 37013**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-EXP-22-D

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 the 25 day of July, 2022.

VMA Real Estate, LLC, a Tennessee limited liability company

BY: _____
Luciano Scala, Authorized Signer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Luciano Scala, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Signer of the maker, **VMA Real EState, LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 25 day of July, 2022.

My Commission expires 9/2/24

_____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY