Karen Johnson Davidson County
Batch# 912558 DEEDWARR
09/06/2022 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220906-0099555

Name and Address of New Owner:
Aakanksha M. Patel and Manojkumar Patel
5337 Old Village Road
Nashville, TN 37211

This Instrument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
NEW OWNER

Map & Parcel(s):
161-10-0B-128-00

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, **Dixita Patel and Mayurkumar Patel, wife and husband**, hereinafter called the GRANTOR, have bargained and sold, and by these presents does transfer and convey unto **Aakanksha M. Patel and Manojkumar Patel, wife and husband**, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being all of Lot No. 127, Final Plat, Villages of Brentwood, Phase Ten-A, according to survey and plat of same appearing of record in Book 7900, page 313, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.
>
> Being the same property conveyed to Dixita Patel by Warranty Deed from Mark A. Wolf and Teressa Wolf, husband and wife, of record in Instrument No. 20180806-0076976, in the Register's Office of Davidson County, Tennessee, dated July 27, 2018, and recorded on August 6, 2018.

This conveyance is 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: 5337 Old Village Road, 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, their heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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, successors, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs, successors 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.

Mayurkumar Patel, spouse of Dixita Patel, hereby joins in this conveyance to convey all his right, title and interest in and to the subject property.

WITNESS our hand this 2nd day of September, 2022.

Dixita Patel

Mayurkumar Patel

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 2nd day of September, 2022, before me personally appeared Dixita Patel and Mayurkumar Patel, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 2nd day of September, 2022.

Notary Signature
My commission expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00.

Affiant Signature

Subscribed and sown to before me, this the 2 day of September, 2022.

Notary Public
My Commission Expires: 4/17/2023

KATHRYN A CALDWELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 04-17-2023

Certificate of Authenticity

I, John Parker, 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 9/2/22.

Date

Affiant Signature

9/2/22

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 2 day of September, 2022.

Jameka Braden

Notary's Signature

My Commission Expires: 9/21/25

Date

Notary's Seal (if on paper)

