WARRANTY DEED

Karen Johnson Davidson County
Batch# 915921 DEEDWARR
09/13/2022 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20220913-0102173

(this space for recording info)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

AFFIANT

Subscribed and sworn to ~~before~~ me this the 8th day of September, 2022.

NOTARY PUBLIC

My commission expires:

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Quality Title, LLC
987 Vesta Road
Lebanon, TN 37090

File # 22-1111 PATEL

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashish Patel and Priya Patel	New owner	
(NAME)	(NAME)	
1496B Woodmont Blvd		117-12-2F-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **Jet Group, LLC, a Tennessee Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashish Patel and Priya Patel husband and wife**, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1496 Woodmont Blvd, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200625-0068998 being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to William Robert Seigenthaler and wife, Joanne M. Seigenthaler by Warranty Deed from Jerry M. Roberts and wife, Anna M. Grupke of record in Book 9429, Page 70, Register's Office for Davidson County, Tennessee, dated July 29, 1994 and recorded on August 04, 1994. The said Joanne M. Seigenthaler having died on or about May 21, 2007, leaving William Robert Seigenthaler as surviving tenant by the entirety.

Being a portion of the same property conveyed to Music City Financial, LLC by Warranty Deed from William Robert Seigenthaler, a widower of record in Instrument No. 20200625-0068653 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 25, 2020.

Being a portion of the same property conveyed to Jet Group, LLC, a Tennessee Limited Liability Company by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20200625-0068960 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 25, 2020..

DESIGNATED as Tax ID: 117-12-2F-002.00-CO

This is
unimproved ☐
improved ☒ property known as 1496B Woodmont Blvd, Nashville, TN 37215

(House Number) (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 my hand this the 8th day of September, 2022.

Jet Group, LLC

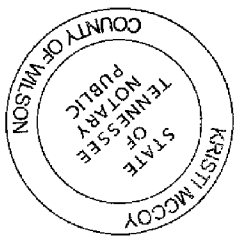
BY: _____
John R. Drew, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, notary of the aforesaid county, John R. Drew, the with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person to be the President of Jet Group, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such President, being authorized to do so executed the within instrument for the purposes therein contained. Witness my hand and official seal, this the 8th day of September, 2022.

_____
Notary Public

My Commission Expires:
8/25/2023



TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9/8/22 (date of document).

Jennifer L. Pennell

9/9/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 9 day of September, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

