Karen Johnson Davidson County
Batch# 929352 DEEDWARR
10/13/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,331.63
20221013-0112384

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. Maren
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH22-04961

Address of New Owner:	Send Tax Bills to:	Tax Information:
Devarshi Patel 1219 Bainbridge Dr. Nashville, TN 37211	Devarshi Patel 1219 Bainbridge Dr. Nashville, TN 37211	161-06-0A-097.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew Richardson, a married man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Devarshi Patel**, **an unmarried woman**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 97 of Oakhill Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Protective Covenants, Conditions, Restrictions and Easements establishing Oakhill Townhomes, a Horizontal Property Regime, of record in Instrument No. 20070614-0071397 and First Supplemental Declaration recorded in Instrument No. 20080325-0030014, and Second Supplemental Declaration recorded in Instrument No. 20080729-0070601, in the Registers office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit " A-1 " to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Matthew Richardson , a married man by Warranty Deed from Travis D. Irwin and wife, Deborah S. Irwin, a One-Half Undivided Interest and Mark A. Butler and wife, Bethany I. Butler, a One-Half Undivided Interest of record in Instrument No. 20200706-0072207 Register's Office for Davidson County, Tennessee, dated July 02, 2020 and recorded on July 06, 2020.

Anna Johnson, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her martial interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **1219 Bainbridge Dr., 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 11th day of October, 2022

Anna Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Anna Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 11th day of October, 2022.

Notary Public

My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

Matthew Richardson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 12th day of October, 2022.

Notary Public

My Commission Expires: 08.17.2025

SUSAN MORELLI
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, **Diane March,** 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 this the 12th day of October, 2022.

Affiant Signature
Date 10/12/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of October, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

