Karen Johnson Davidson County
Batch# 932410 DEEDWARR
10/21/2022 10:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20221021-0114737

WARRANTY DEED

MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES 11-6-2023

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00.**

Will Gordon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF OCTOBER, 2022.

Mary J Ba
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022080163

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Corita Lana Quinn and Sidmond Arlington Smartt	New Owner c/o First Community Mortgage, Inc.	
(NAME) **1905 Meadow Cliff Drive**	(NAME) **262 Robert Rose Drive,**	095-05-0A-057.00 CO
(ADDRESS) **Nashville, TN 37210**	(ADDRESS) **Murfreesboro, TN 37129**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED NINETY THOUSAND AND NO/100 Dollars ($290,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SAILESH PATEL AND SHEENA PATEL, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORITA LANA QUINN AND SIDMOND ARLINGTON SMARTT, 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 Lot(s) 57, as shown on the map entitled the Plan of Belle Acres, Section One, of record in Plat Book 5200, page 144, as revised in Plat Book 5200, page 227 and amended in Book 5412, page 771, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SANJAY PATEL, by deed from NATIONAL CITY BANK, BY ITS AUTHORIZED ATTORNEY IN FACT NATIONAL CITY HOME LOAN SERVICES, INC. N/K/A HOME LOAN SERVICES, INC., of record in Instrument No. 20090629-0060355, dated June 18, 2009, said Register's Office. Being further conveyed to SAILESH PATEL AND SHEENA PATEL, by quitclaim deed from SANJAY PATEL, of record in Instrument No. 20090629-0060356, dated June 23, 2009, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1905 Meadow Cliff Drive, Nashville, TN 37210
(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.

Executed by my hand this 14th of October, 2022.

Sailesh Patel

Sheena Patel

Sheena Patel is signing to convey any and all marital interest she may have in subject property

STATE OF Tennessee

County OF Rutherford

Before me, Maxine J Rucker a Notary Public for the above County and and State, do hereby certify that Sailesh Patel and Sheena Patel personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th of October, 2022.

Notary Public

My Commission Expires: _____

(SEAL)

MAXINE J RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 10/14/22 .

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 10/20/2022

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 10/20/2022.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

