WARRANTY DEED

Karen Johnson Davidson County
Batch# 933531 **DEEDWARR**
10/25/2022 10:16:51 AM 2 pgs
Fees: $13.00 Taxes: $5,069.00

20221025-0115576

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,370,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF OCTOBER, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 02-19-2024

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2707LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Ramiro Reyes	New Owner	034-02-0-095.00
959 McCurdy Road		
White House, TN 37188		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

INDRAVADAN PATEL AND BHARTIBEN PATEL, A HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

RAMIRO REYES, and Maria G. Duarte, Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 108 Glancy, Goodlettsville, TN 37072

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 13th day of October, 2022.

Indravadan Patel by Dhruv Patel, attorney in fact
Indravadan Patel, by Dhruv Patel
as his Attorney-in-Fact

Bhartiben Patel by Dhruv Patel, attorney in fact.
Bhartiben Patel, by Dhruv Patel
as her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On the 13th day of October, 2022, before me, the undersigned, a Notary Public in a for said County and State, personally appeared Dhruv Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Indravadan Patel and Bhartiben Patel for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Indravadan Patel and Bhartiben Patel .

Witness my hand and official seal at Goodlettsville, Tennessee

Notary Public _____ My Commission Expires: 11 19 23

ROBYN L MCCORMACK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 11-19-2023

file # 22-2707LA

JEXIT-22-108

Return to:
Ready Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #:

22-2707LA

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 1, on the Plan of Shoney's Pargos Subdivision, of record in Plat Book 6900, Page 178, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the northwest corner of intersection of Two Mile Parkway and Gleaves Street, thence with the northerly margin of Gleaves Street South 59 deg. 34' 27" West 376.39 feet to the true point of beginning.

Thence continuing with northerly margin of Gleaves Street South 59 deg. 34' 27" West 160.00 feet to a point; thence leaving northerly margin of Gleaves Street North 30 deg. 47' 35" West 161.26 feet to a point, thence North 18 deg. 46' 26" West 171.10 feet to a point in the southerly margin of Glancy Street, thence with southerly margin of Glancy Street North 67 deg. 50' 54" East 241.46 feet to a point, thence leaving southerly margin of Glancy Street South 13 deg. 25' 06" East 124.63 feet to a point; thence South 60 deg. 33' 54" West 77.15 feet to a point, thence South 30 deg. 47' 35" East 176.24 feet to a point in the northerly margin of Gleaves Street, being the point of beginning.

Being the same property conveyed to Indravandan Patel and Bhartiben Patel, by Quit Claim Deed from Ontario, Inc., a Tennessee Corporation, of record in Instrument No. 20101102-0087736, in the Register's Office for Davidson County, Tennessee, dated October 22, 2010, and recorded on November 2, 2010.

Being the same property conveyed to Ontario, Inc., a Tennessee Corporation, by Special Warranty Deed from U. S. Bank National Association, of record in Instrument No. 20100827-0068152, in the Register's Office for Davidson County, Tennessee, dated August 25, 2010, and recorded on August 27, 2010.

This instrument is being executed in behalf of Indravadan Patel pursuant to a power of attorney executed by the same on the 10/05/2021, and being filed for in Book 5739, Page 606, Register's Office for Sumner County, Tennessee.

This instrument is being executed in behalf of Bhartiben Patel pursuant to a power of attorney executed by the same on the 10/13/2022, and being filed for in Instrument # 20221025-0115575, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.
6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.
7. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
8. Restrictions dedications conditions reservations easements and other matters shown on the plat of Shoney's Pargos Subdivision, as recorded in Plat Book 6900, Page 178.
9. Terms and conditions of Memorandum of Lease recorded in Instrument No. 20060405-0039276.
10. Subordination, Attornment and Non-Disturbance Agreement (No Subtenant), recorded in Instrument No. 20060405-0039275.
11. Subordination, Attornment and Non-Disturbance Agreement (No Subtenant), recorded in Instrument No. 20060405-0039278.
12. Rights or claims of tenants under unrecorded leases.