Karen Johnson Davidson County
Batch# 933817 DEEDWARR
10/26/2022 11:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20221026-0115976

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ SUMNER

The actual consideration or value, whichever is greater, for this transfer is $390,000.00

Affiant

Subscribed and sworn to before me, this 25th day of October, 2022.

Notary Public
My commission expires: 10-21-2024

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bimalkumar Chimanlal Naik **Sonalben Bimalkumar Naik Hardik** **Jayeshkumar Thaker**	**Regions Bank d/b/a**	**108040A07100CO**
216 Fitzpatrick Pl	**2050 Parkway Office Circle**	
Nashville, TN 37214	**Birmingham, AL 35244**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 216 Fitzpatrick Pl Trust

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

Bimalkumar Chimanlal Naik and Sonalben Bimalkumar Naik, husband and wife and Hardik Jayeshkumar Thaker, a married man

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 No. 16, on the Plan of Villages of Larchwood, Phase 2, Section 2, of record in Book 9700, Page 530, as amended in Book 9700, Page 627, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Brandon Adams, Trustee of The 216 Fitzpatrick Pl Trust, by Warranty Deed from David K Matherly and wife, Lori P Matherly, dated June 22, 2022, of record in Instrument No. 20220628-0074042, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to David K Matherly and wife, Lori P Matherly, by Warranty Deed from Leon Sharber, Trustee, dated September 30, 1999, of record in Book 11691, Page 516, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (_____) property known as 216 Fitzpatrick Pl, Nashville, TN 37214.

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 in 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.

_____ Date: 10-25-2022
The 216 Fitzpatrick Pl Trust
By: Brandon Adams
It's: Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 216 Fitzpatrick Pl Trust and that he is authorized by The 216 Fitzpatrick Pl Trust to execute this instrument on its behalf.

Witness my hand, at office, this 25 day of October, 2022.

_____
NOTARY PUBLIC

My Commission Expires: 11/3/2025

EGDANIEL ENCARNACION
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Kristen Traini, 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 10/25/2022.

Date

Affiant Signature

10/25/2022

Date

State of TN

County of SUMNER

Sworn to and subscribed before me this 25th day of October, 2022

Notary's Signature

My Commission Expires: 10-21-2024

Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER