Name and Address of New Owner:
Siddharth Amin
0 Moss Road
Nashville, TN 37013

Karen Johnson Davidson County
Batch# 937842 DEEDWARR
11/04/2022 08:31:30 AM 5 pgs
Fees: $28.00 Taxes: $8,140.00
20221104-0118884

Send Tax Bills To:
Siddharth Amin
same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 163 00 0 002.00

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Monarch Desai, and Nishitkumar Patel**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Siddharth Amin,** "the Grantee," the following described real estate in Davidson County, Tennessee:

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 Nos 10, 11 and 12 on the Plan of Shield's Antioch Lands of record in Plat Book 57, Page 111, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, also being further described as follows:

Beginning at a point in the center of a lane running East and running East and West, and also center of a lane running North and South and being the Southwest corner of Lot No. 10 and running from said beginning point along the center line of the North and south Lane, degrees and distance as follows:

North 1-1/2 degrees East 632 feet to a point opposite an old fence, which point is L. Carper's Southwest corner; thence along the old fence, Carper's South boundary South 88-1/2 degrees East 633 feet to a fence corner; thence with the fence South 1-1/2 degrees West 740 feet to a point in the center of the lane, the Southeast corner of this tract and the Southwest corner of Lot No. 1 in said subdivision, which is now owned by Mrs. Morton; thence along the center of the lane, North 78 degrees 45 minutes West 650 feet, to the point of beginning, containing 10 acres, more or less.

Being the same property conveyed to Siddharth Amin and Nishitkumar Patel and Monarch Desai by Warranty Deed from VMA Real Estate LLC, a Tennessee limited liability company of record as Instrument No. 20220728-0086151 in the Register's Office for Davidson County, Tennessee, dated July 25, 2022 and recorded on July 28, 2022.

Previously conveyed to VMA Real Estate LLC by Warranty Deed recorded December 16, 2016 in Instrument No. 20161216-0132006.

For Information Only: Being Parcel 163 00 0 002.00
Being also known as 0 Moss Road, Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of October, 2022.

IN WITNESS, WHEREOF, I have hereunto set my hand on .

Siddharth Amin

M. M. Desai
Monarch Desai

~~Nishitkumar Patel~~

STATE OF Tennessee
COUNTY OF Davidson

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Siddharth Amin, , Monarch Desai, Nishitkumar Patel, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged to be the within-named, and that she did execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/31/22

My Commission Expires: 3/3/25

Notary Public

DELAINA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of October, 2022.

Notary Public
My commission expires: 3/3/26
File No. 2022-5421-DL

SHARON FERNANDEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

**Tennessee Certification of Electronic Document**

I, Sharon Fernandez, 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 10/31/22 (date of document).

Regina Sullo
Affiant Signature

11/3/22
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 3 day of November, 2022.

Sharon Fernandez
Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

