THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 221042802**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2022. Notary Public My Commission Expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 938445 DEEDWARR
11/07/2022 10:28:33 AM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20221107-0119458

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Colbeth Family Trust PO Box 5000-515 Rancho Santa Fe, CA 92067	New Owner	Tax Parcel ID No. 093 09 0C 119.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nitesh Patel, married and Nimesh Patel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Colbeth Family Trust Agreement dated October 22, 2019 by Co-Trustees Douglas P. Colbeth and Margaret R. Colbeth**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit 1202 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument Number 20140718-0063781, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Nitesh Patel, unmarried, and Nimesh Patel, married, by Special Warranty Deed from Laurel Property, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20150127-0007502, in the Register's Office for Davidson County, Tennessee, dated January 22, 2015 and recorded on January 27, 2015.

Shilpa Patel joins in this conveyance for the purpose of conveying all right, Title, and interest she may have in and to the above described property as spouse of Nitesh Patel. Nimesh Patel warrants that this property has never been their marital residence and is not subject to any marital rights therein.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Twelfth Avenue South at Demonbreun Street and Laurel Street, as recorded in Instrument No. 20120216-0013756.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Twelve Twelve, a Condominium of record in Instrument No. 20140718-0063781, as amended by instrument(s) of record in Instrument No. 20160614-0060193; Instrument No. 20191230-0134559 and Instrument No. 20220329-0036090; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Instrument No. 20121227-0119217.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130122-0006827.

Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20131231-0131305.

Easement recorded in Book 4318, Page 544; Book 4370, Page 916, Book 4395, Page 715, Instrument No. 20140328-0025601, as Released in Instrument No. 20140924-0087645 and Instrument No. 20140924-0087646.

An Ordinance approving the ARTS Center Redevelopment Plan recorded in Book 10965, Page 404, as amended in Book 11625, Page 252; Instrument No. 20020715-0084598; Instrument No. 20130903-0092714 and Instrument No. 20140410-0030060.

This is improved property located at 1212 Laurel Street #1202 Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2022.

Nitesh Patel

Nimesh Patel

Shilpa Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nitesh Patel, Nimesh Patel, and Shilpa Patel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2022.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025