Name and Address of New Owner:
Mayurkumar Patel and Dixita Patel
4748 Milner Drive
Nashville, TN 37211

Send Tax Bills To:
Same as New Owner

Karen Johnson Davidson County
Batch# 941789 DEEDWARR
11/16/2022 10:10:30 AM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20221116-0121941

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 147-02-0-190.00

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, **Chris Gleason, Executor of Estate of Eric H. Edwards,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Mayurkumar Patel and Dixita Patel, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Battery Crest, Section One, of record in Plat Book 2900, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Evelyn J. Valentine by deed from Ralph B. Greene and wife, Virginia W. Greene of record in Book 6243, page 745, Register's Office for Davidson County, Tennessee, dated February 17, 1984 and recorded on March 6, 1984.

The said Evelyn J. Valentine, a/k/a Evelyn Jan (Jeanette) Valentine Edwards, died on February 22, 2006, and her Last Will and Testament was admitted to the Seventh Circuit Probate Court for Davidson County, Tennessee for the limited purpose of establishing a muniment of title to realty under T.C.A. 32-2-111, Docket No. 06P-1726, in which she devised her interest in the subject property to her husband, Eric Harold Edwards, and further appointed him as Executor with full power and authority to sell.

Being the same property conveyed to Eric Harold Edwards by Executor's Deed from Eric Harold Edwards, Representative of the Estate of Evelyn Jan (Jeanette) Valentine Edwards, deceased of record in Instrument No. 20070329-0037665, Register's Office for Davidson County, Tennessee, dated March 20, 2007 and

recorded on March 29, 2007.

The said Eric Harold Edwards died on October 11, 2021, and by his Last Will and Testament admitted for probate in the Seventh Circuit Probate Court for Davidson County, Tennessee, Docket No. 21P-2292, named Chris Gleason as the Executor of his estate, with full power and authority to sell and convey the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of November, 2022.

Estate of Eric H. Edwards

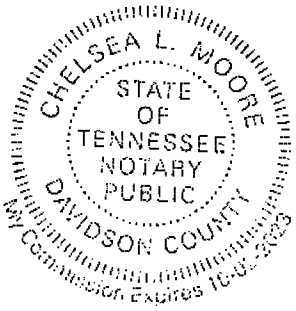
By: _____

Chris Gleason, Executor

State of Tennessee
County of ~~Davidson~~ Williamson cum

Before me, Chelsea L. Moore of the state and county mentioned, personally appeared Chris Gleason, Executor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theExecutor of Estate of Eric H. Edwards, the within named bargainor, a Estate, and that as such Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate as Executor.

Witness my hand, at office, this 15th day of November, 2022.



Notary's Signature
My commission expires:_____

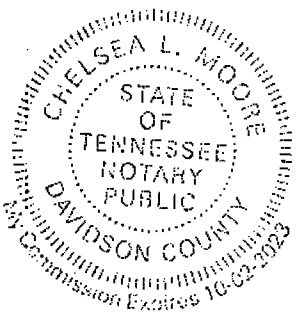
AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson CLM)

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 $390,000.00, 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
15th day of November, 2022.



Notary Public
My commission expires:_____
File No. GNT-22-2489

202211160121941

Tennessee Certification of Electronic Document

I, Steven P. Disser, 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 11/15/2022

Affiant Signature

11/15/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of November, 2022.

Carol M Holmes
Notary Signature

My Commission Expires: 2/19/2024

