Karen Johnson Davidson County
Batch# 943228 DEEDWARR
11/21/2022 10:29:23 AM 2 pgs
Fees: $13.00 Taxes: $1,998.00
20221121-0123075

Prepared by:
Record and Return To:
Ben and Rosenthal Title, Inc
Cason Hills Blvd., Suite 130
Knoxville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Curt Portzel and Leanne Portzel	New owner	Parcel ID: 105 14 0C 023.00
(NAME)	(NAME)	
1561 Shadowglen Court		
(ADDRESS)	(ADDRESS)	
Westlake Village, CA 91361		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bharat K Vakharia and Sonal Vakharia, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Curt Portzel and Leanne Portzel, husband and wife**, 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 Unit No. 514 on the Plan of The Park at Melrose Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Park at Melrose Townhomes, a Horizontal Property Regime with private elements of record as Instrument No. 20070604-0065994, and First Supplementary Declaration of Covenants of record as Instrument No. 20070614-0071575, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register· s Office, together with the undivided percentage interest in the Common Elements appurtenant to said Units, as set forth in said Declaration of Covenants. Reference is hereby made to the Plan of The Park at Melrose Townhomes, shown on Exhibit C" to the Declaration of Covenants of record in Instrument No. 20070604-0065994, for a more complete description.

Being the same property conveyed to Bharat K. Vakharia and Sonal Vakharia, as husband and wife from K. Cameron I. Stoddard f/k/a Kori Isaac, and husband, Wesley Stoddard by Warranty Deed dated June 14, 2010 and recorded on June 30, 2010 in Instrument No. 20100630-0051029, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2310 Elliott Ave, 514, Nashville , TN 37204

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 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 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.

Witness our hands this 10th day of November, 2022.

Bharat K. Vakharia
Bharat K Vakharia

SBV Sonal Vakharia.
Sonal Vakharia

STATE OF ~~TENNESSEE~~ Alabama
COUNTY OF ~~RUTHERFORD~~ Morgan

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bharat K Vakharia and Sonal Vakharia, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of November, 2022.

Debby Johnson
Notary Public

My Commission Expires: 8-21-2023

(SEAL)

DEBBY JOHNSON NOTARY PUBLIC ALABAMA STATE AT LARGE