Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 968409 DEEDWARR
02/07/2023 01:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230207-0008952

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 600,000.00.

Affiant

Subscribed and Sworn before me this 30th day of January, 2023.

Notary Public
My commission expires: 11-28-2026

KATHLEEN C. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Tarlika Patel and Pankaj J. Patel 1012 Wyntergrace Farm Road, Nashville, TN 37138	New Owner	064-08-0A-039-00

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, **Blade Homes, LLC, a Tennessee Limited Liability Company,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Tarlika Patel and Pankaj J. Patel, married to each other,** "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:

Being Lot No. 118 on the Plan of Section One, Merritt Downs Subdivision, as of record in Instrument No. 20010523-0053201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Wayne Mashburn and Cecilie S. Mashburn, husband and wife by Deed dated December 15, 2006 from Robert D. Yocom, unmarried and Frances M. Holland-Yocom, unmarried, recorded December 27, 2006, in Instrument Number 20061227-0158994, in the Official Records of Davidson County, Tennessee.

Further, being the same property conveyed to Blade Homes LLC, a Tennessee Limited Liability Company, by Warranty Deed from Robert Wayne Mashburn and Cecilie S. Mashburn, husband and wife, dated July 20, 2022 and recorded July 22, 2022, in Instrument Number 20220722-0083842, in the Official Records of Davidson County, Tennessee.

This is [✓] improved [ ] unimproved property known as 1012 Wyntergrace Farm Road, Nashville, TN 37138 .

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; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 31st 30th day of January, 2023.

Blade Homes, LLC, a Tennessee Limited Liability Company

By: _____
Vance Percy Blade, Member

By: _____
Joselin Danitsa Blade, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Vance Percy Blade, PV, the undersigned Notary of the state and county mentioned, personally appeared Vance Percy Blade, 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 Member of Blade Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Vance Percy Blade as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Murfreesboro, this 30th day of January, 2023.

_____ My commission expires: 11-28-2026
Notary Signature

KATHLEEN G. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary of the state and county mentioned, personally appeared Joselin Danista Blade, 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 Member of Blade Homes, LLC, the within named bargainor, a Limited Liability Company, and that such Joselin Danista Blade as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Murfreesboro, this 30th day of January, 2023.

_____ My commission expires: 11-28-2026
Notary Signature

KATHLEEN G. CAMP
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/28/2026
COUNTY OF RUTHERFORD

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1/30/23 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/30/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 **day of** January **,** 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM