Karen Johnson Davidson County
Batch# 974351 DEEDWARR
02/27/2023 10:03:51 AM 2 pgs
Fees: $13.00 Taxes: $6,993.00
20230227-0013540

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Fidelity Residential Solutions
2600 Dallas Parkway
Suite 101
Frisco, TX 75034
874074 2022-40731
Leslie Wei

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or ~~value~~, whichever is greater, for this transfer is $1,890,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of February, 2023.

Notary Public

My commission expires: 12/28/26
(Affix Seal)

MADELINE HAWLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
NAME: Michael Davis Horton and Mary Margaret Horton	NAME: Michael Davis Horton and Mary Margaret Horton
STREET ADDRESS: 1723 Glen Echo Road, Nashville, TN 37215	STREET ADDRESS: 1723 Glen Echo Road, Nashville, TN 37215
MAP & PARCEL NO.: 117-15-0X-012-00	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shriji N. Patel and Nisha B. Shah, husband and wife hereinafter called Grantor, has bargained and sold, and by these presents do hereby transfer and convey unto

Michael Davis Horton and Mary Margaret Horton, husband and wife,

hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson COUNTY, STATE OF TENNESSEE, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Final Plat of Barlow Glen, of record in Instrument No. 20140528-0045612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Shriji N. Patel, husband, and Nisha B. Shah, wife by Deed dated December 13, 2018 from Barlow Builders, LLC, a Tennessee Limited Liability Company, recorded December 20, 2018, in Instrument Number 20181220-0123772, in the Official Records of Davidson County, Tennessee.

This is improved property known as: 1723 Glen Echo Road, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY/OUR SIGNATURE(S) THIS 27 day of JANUARY, 2023.

X _____
Shriji N. Patel

X _____
Nisha B. Shah

State of California } ss
County of San Mateo

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Shriji N. Patel, N/A (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of Jan, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ALI MOHTASHAM
COMM. #2414404
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Exp. Sept. 27, 2026

_____
Notary Public
My commission expires Sep 27, 2026

State of California } ss
County of San Mateo

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Nisha B. Shah, N/A (fill in marital status), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he/she/they executed the same as his/her/their free act and deed.

Witness my hand, at office, this 27 day of Jan, 2023.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

ALI MOHTASHAM
COMM. #2414404
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Comm. Exp. Sept. 27, 2026

_____
Notary Public
My commission expires Sep 27, 2026