Name and Address of New Owner:
Rennee Dhillon Patel
4833 Bevendean Drive
Nashville, TN 37211

Karen Johnson Davidson County
Batch# 981201 DEEDWARR
03/15/2023 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20230315-0018821

Send Tax Bills To:
NEW OWNER

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

Map & Parcel No: 161-09-0A-041.00-CO

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, **Clarence William Duncan, Jr., an unmarried man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Rennee Dhillon Patel,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Townhome Unit No. 4833, aka Lot 51 in the Master Deed Establishing Brighton Village, Phase 3, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended of record as Instrument No. 20080117-0005582 as amended by First Amendment to the Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee, said Unit also being shown as part of Exhibit "E" and "A" to said Master Deed as amended.

Being the same property conveyed to Clarence William Duncan, Jr., an unmarried man by Warranty deed from Jack L. Buchanan and Teresa Dunning Buchanan, husband and wife, by Daniel Heard, Attorney in fact by virtue of Power of Attorney recorded in Instrument No. 20200831-0098508, Register's Office for Davidson County, Tennessee; said Warranty deed of record in Instrument No. 20200831-0098509 in the aforesaid Register's Office, dated August 26, 2020 and recorded on August 31, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, 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.

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 on the 15th day of March, 2023.

(SEAL)
Clarence William Duncan, Jr.

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson Cun

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clarence William Duncan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2023.

Notary Public
My commission expires:

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

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

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 $355,000.00, 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 March, 2023.

Notary Public
My commission expires:_____

CHELSEA L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

File No. GNT-23-2635

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 3-15-23.

Affiant Signature

3-15-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 15 day of March, 2023.

Notary Signature

My Commission Expires: 05/09/2026

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON