Name and Address of New Owner:
Gary James Jannaman and Jennifer Yiling Jannaman
525 Hillsboro Rd #22G
Nashville TN 37215
Send Tax Bills To:

New Owner

Karen Johnson Davidson County
Batch# 991804 DEEDWARR
04/13/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,135.90
20230413-0027220

This Instrument Prepared By:
Monarch Title, LLC
252 Jackson Meadows Drive
Suite 301
Hermitage, TN 37076

Map & Parcel No: 131-01-0D-194-00

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, **Mark Patel (AKA Miten Patel)**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gary James Jannaman and Jennifer Yiling Jannaman, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 194, aka 22G, of the Georgetown Condominium Apartments, a horizontal property regime under the Tennessee Horizontal Property Act, as shown on Plan of record in Book 5200, page 4, Register's Office for said County, to which reference is hereby made for a more complete and accurate description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Mark Patel from Kenneth A. Rushton, Bankruptcy Trustee for the Estate of Richard T. Wolper, through McLemore Auction Company, LLC, as auctioneer, by Bankruptcy Trustee's Deed dated December 12, 2012 and recorded December 14, 2012 in Instrument #20121214-0115095, said Register's Office.

The said Mark Patel and Miten Patel are one and the same person.

Property more commonly known as5025 Hillsboro Pike, Nashville, TN 37215.

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 10th day of April, 2023.

_____(SEAL)
Mark Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of April, 2023, before me personally appeared Mark Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of April, 2023.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

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 $307,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 10th day of April, 2023.

Notary Signature
My commission expires: 11/6/2024

SHANNON ONEILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, Shannon O'Neill, 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 4/10/2023 (date of document).

Shannon O'Neill

4/10/2023
Date

State of Tennessee
County of

Sworn to and subscribed before me this 10 day of April, 2023.

Notary's Signature

My Commission Expires: 11-22-2025

Notary's Seal

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD