Karen Johnson Davidson County
Batch# 1002590 DEEDWARR
05/12/2023 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $3,755.50
20230512-0035552

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,015,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11TH DAY OF MAY, 2023.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9/30/2024

J. KAYE CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 2404

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Dillan Patel 714 27th Avenue N Nashville, TN 37208	**Dillan Patel** **1144 Kimberly Drive** **Goodlettsville, TN 37072**	092-06-0-567.00

For and in consideration of the sum of One Million Fifteen Thousand And 0/100 ($1,015,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

SPARTAN KING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

DILLAN PATEL, A SINGLE MAN

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of J. W. Turner's Subdivision of Lot 21, Boyd Mcnairy's Plan of Lots, of record in Plat book 57, Page 129, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 11 fronts 50 feet on the Easterly side of Lena Street or Avenue and extends back Eastwardly between parallel lines, 184 feet more or less to an alley.

BEING the same property conveyed to Spartan King, LLC, a Tennessee limited liability company, by Warranty Deed from JP Investment Group, LLC, a Tennessee limited liability company, dated February 22, 2022 and recorded on February 25, 2022, in Instrument No. 20220225-0021793, in the Register's Office for Davidson County, Tennessee; ALSO BEING the same property previously conveyed to JP Investment Group, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Dwain Stevens, married, dated February 22, 2022 and recorded February 25, 2022 in Instrument No. 20220225-0021792, said Register's Office; ALSO BEING the same property previously conveyed to

Dwain Stevens, married, by Warranty Deed from Donna D. Hill, unmarried, dated March 15, 2013 and recorded March 19. 2012 in Instrument No. 20130319-0027060, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is improved property known as 714 27th Avenue N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR SPARTAN KING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY to DILLAN PATEL, A SINGLE MAN FOR THE TRANSFER OF PROPERTY LOCATED AT 714 27TH AVENUE N, NASHVILLE, TN 37208.]

Witness our/my hand on the 11th day of May, 2023.

Spartan King, LLC

BY: _____

Santos Campos
Authorized Signatory

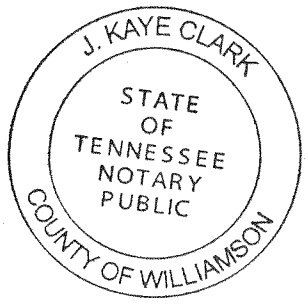
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Santos Campos, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Signatory of Spartan King, LLC, a Tennessee limited liability company, and is authorized to executed the foregoing instrument for the purposes therein contained, by signing the name of by himself/herself as Spartan King, LLC, a Tennessee limited liability company.

Witness my hand and official seal this 11th day of May, 2023.

_____

Notary Public
My Commission Expires: 9/30/2024



Certificate of Authenticity

I, Kimberly Hollingshead, 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 05/11/2023.

Kimberly Hollingshead, Esq.

05/12/2023
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 12 day of May, 2023.

Notary Signature

My Commission Expires 4/30/2024

