Karen Johnson Davidson County
Batch# 1004266 DEEDWARR
05/17/2023 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20230517-0036923

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230344074**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00 Affiant Subscribed and sworn to before me, this 12th day of May, 2023. Notary Public My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

WARRANTY DEED

Address New Owner: Sandipkumar Patel and Neelam Patel 921B Woodmont Blvd Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 09 0W 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew D. Stebelton and Melissa J. Stebelton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sandipkumar M. Patel and Neelam N. Patel, husband and wife,** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Homes at 921 Woodmont Blvd, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 921 Woodmont Blvd, a Horizontal Property Regime, of record in Instrument No. 20200401-0034912, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Andrew D. Stebelton and Melissa J. Stebelton, husband and wife, by Warranty Deed from C & J Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220307-0025308, in the Register's Office of Davidson County, Tennessee, dated February 08, 2022 and recorded on March 07, 2022.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2023 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Woodmont Boulevard Section of Marengo Park, as recorded in Plat Book 1130, Page(s) 2.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20200401-0034912.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1113, Page 296.

This is improved property located at 921B Woodmont Blvd Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of May, 2023.

Andrew D. Stebelton By Ryan Dieck Attorney-in-fact
Andrew D. Stebelton by Ryan Dieck as
Attorney-in-fact

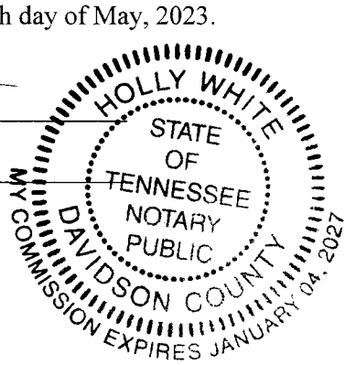
Melissa J Stebelton By Ryan Dieck Attorney-in-fact
Melissa J. Stebelton by Ryan Dieck as
Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Dieck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Andrew D. Stebelton and Melissa J. Stebelton and that he is authorized by Andrew D. Stebelton and Melissa J. Stebelton to execute this instrument on their behalf.

Witness my hand, at office, this 12th day of May, 2023.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris 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 May 17, 2023 (date of document).

Affiant Signature

May 17, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 17th day of May, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023