Karen Johnson Davidson County
Batch# 1014830 DEEDWARR
06/13/2023 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20230613-0045114

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $799,000.00.

Affiant

Subscribed and sworn to before me this 9th day of June, 2023.

Notary Public
My Commission Expires: 3/3/2026

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026

2023-203

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nilay Suvratbhai Shah	NEW OWNER	
539 Croley Drive A		090-16-2A-001.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Double E Properties, LLC, a Tennessee Limited Liability Company,

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

Nilay Suvratbhai Shah, A married man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Townhomes at 539 Croley Drive, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes at 539 Croley Drive, a Horizontal Property Regime, of record in Instrument No. 20211013-0137436, 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 a portion of the same property conveyed to Double E Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Geoffrey Jackson, an unmarried man and Monia Johnson, an unmarried woman of record in Instrument No. 20210903-0118783, Register's Office for Davidson, Tennessee, dated August 27, 2021 and recorded on September 3, 2021.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **539 Croley Drive A, Nashville, TN 37209.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this 9th day of June, 2023.

Double E Properties, LLC, a Tennessee limited liability company

By Jason M. Hand, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jason M. Hand, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of Double E Properties, LLC, a Tennessee limited liability company, and that he is authorized by Double E, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of June, 2023.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

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 June 13, 2023 (date of document).

Affiant Signature

June 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of June, 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