Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1019264 DEEDWARR
06/26/2023 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20230626-0048608

39-B
File #23-1141

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Penney Ashe, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rakeshkumar R. Patel and Priyankaben N. Patel, husband and wife** hereinafter called the **Grantee**, Grantee's 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 Unit U-2 on the plan of Lake Chateau Condominiums of record in Plat Book 6250, page 607-610, and corrected and amended in Book 7025, page 380 and Book 7367, page 272, Book 10753, page 275 and Book 11012, page 495, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Ashe and Penney Ashe, husband and wife by deed from Marguerite Louise Jones, an unmarried individual, dated November 17, 2010, of record in Instrument No. 20101202-0096051, Register's Office for Davidson County, Tennessee. Richard Ashe died on September 21, 2022 leaving Penney Ashe as surviving tenant by entirety.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 288 Lake Chateau Drive, Hermitage, TN 37076.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Rakeshkumar R Patel	CMG Mortgage Inc	097-08-0A-110.00
288 Lake Chateau Drive	3160 Crow Canyon Road, Suite 400	
Hermitage, TN 37076	San Ramon, CA 94583	

WITNESS THE EXECUTION HEREOF this 21ST day of June, 2023.

Penney Ashe

State of TENNESSEE
County of MCNAIRY

On this 21ST day of June, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Penney Ashe, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Rick Perry
Notary Public

My Commission Expires: 10-22-24

RICK PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MADISON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 251,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of June, 2023.

Stacy R. Jacobs
Notary Public

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Tonya Loftin, 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 6/21/2023.

Date

Tonya Loftin
Affiant Signature

June 26, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 26th day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)