This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 1022987 DEEDWARR
07/06/2023 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20230706-0051489

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $530,000.00.

Affiant

Subscribed and sworn before me this the 30th day of June, 2023.

Notary Public
My commission expires:

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mangesh Patil 3100 West End Circle #305 Nashville, TN 37203	United Wholesale Mtg. 585 S. Boulevard E. Pontiac, MI 48341	104-02-4A 309.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHUCK KNOWLES AND AMANDA PAIGE KNOWLES, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MANGESH PATIL AND HEMANGI PATIL, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 305, as shown on the plan of 3102 West End Circle Condominiums, Phase II, a Horizontal Property Regime, filed as Exhibit B-2 to and established by the First Supplement to the Master Deed for 3102 West End Circle Condominiums of record in Instrument 200604190044895 amending the Master Deed in Instrument 200504050037200 and being further amended in Instruments 200610180129536, 20150729-0074422, 20160415-0036024, and 20170203-0011874, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Chuck Knowles, by deed dated 09/14/2017, from Hall H. Wang, of record in Instrument No. 20171002-0100507, Register's Office for said County.

(Value or consideration shown in aforementioned deed $360,000.00.)

Subject to all Easements and Restrictions of record.

THIS IS _X___ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 3100 West End Circle #305, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 27th day of June, 2023.

Chuck Knowles

Amanda Paige Knowles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Chuck Knowles and Amanda Paige Knowles, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2023.

My commission expires: 3/6/2024

Notary Public

MIREILLE J. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
Mar. 6, 2024

True Copy Certification

I, Pam Autry, 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 this the ~~30~~ 27 day of June, 2023.

Affiant Signature
Date 6-30-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

