Karen Johnson Davidson County
Batch# 1024165 DEEDWARR
07/10/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20230710-0052443

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $237,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of July, 2023.

NOTARY PUBLIC

My commission expires:

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires
October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chandakant Trivedi and Jigishaben Chandrakant Trivedi	SAME AS NEW OWNER	075-07-0-208.00
(NAME)	(NAME)	
725 Rachels Trail		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **George L. Thomas, III and Dora P. Thomas, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chandakant Trivedi and Jigishaben Chandrakant Trivedi, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33-A (erroneously noted as Lot No. 33 in prior deeds), as shown on the map entitled Zone Lot Division - Lots 23, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 3, 39, 40, 41, 42, 43, 45, 46 & 48, Rachel's Square - Sec. Two, of record in Book 6250, page 540, amending Book 5200, page 623, and Book 6250, page 538, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GEORGE L. THOMAS, III AND BILLY C. ROBINSON, by deed from REBECCA J. THOMAS, UNMARRIED, of record in Book 8540, page 880, dated January 15, 1992, said Register's Office.

BILLY C. ROBINSON AND WIFE, PHYLLIS J. ROBINSON, INDIVIDUALLY AND DOING BUSINESS AS, ROBINSON PROPERTYIES, conveyed their interest in said property to ROBINSON PROPERTIES, L.P., A TENNESSEE LIMITED PARTNERSHIP, by Quitclaim Deed of record in Book 9250, page 43, dated February 14, 1994, said Register's Office.

DORA P. THOMAS conveyed her interest in said property to GEORGE L. THOMAS, III, by Quitclaim Deed of record in Book 9574, page 103, dated June 13, 1994, said Register's Office.

GEORGE L. THOMAS, II AND WIFE, DORA P. THOMAS, AND BILLY C. ROBINSON AND PHYLLIS J. ROBINSON D/B/A ROBINSON PROPERTYIES, L.P. AND INDIVIDUALLY, conveyed said property to GEORGE L. THOMAS AND/OR DORA P. THOMAS, TRUSTEES, U/A/D APRIL 26, 2000, OF THE THOMAS JOINT REVOCABLE LIVING TRUST, AND ANY SUCCESSORS IN TRUST, AND ROBINSON PROPERTIES, L.P., by Quitclaim Deed of record as Instrument No. 20010321-0027461, dated March 6, 2001, said Register's Office.

GEORGE L. THOMAS AND/OR DORA P. THOMAS, TRUSTEES, U/A/D APRIL 26, 2000, OF THE THOMAS JOINT REVOCABLE LIVING TRUST, AND ANY SUCCESSORS IN TRUST, AND ROBINSON PROPERTIES, L.P., conveyed said property to GEORGE L. THOMAS, III AND BILLY C. ROBINSON, by Quitclaim Deed of record as Instrument No. 20011105-0120953, dated April 10, 2001, said Register's Office. See Trust Certification of record in Instrument No. __202307100052442_____, said Register's Office.

GEORGE L. THOMAS, III AND BILLY C. ROBINSON further conveyed said property to GEORGE L. THOMAS, III AND DORA P. THOMAS, HUSBAND AND WIFE, by Quitclaim Deed of record as Instrument No. 20140522-0044361, dated May 16, 2014, said Register's Office.

This property is __unimproved _X_improved property known as: 725 Rachels Trail, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of July, 2023.

George L. Thomas, III

Dora P. Thomas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George L. Thomas, III and Dora P. Thomas, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of July, 2023.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Certificate of Authenticity

I, Celia Stewart-Rouse, 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 7/5/23.

Date

Celia Stewart-Rouse

Affiant Signature

7/5/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 5th day of July, 2023.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY