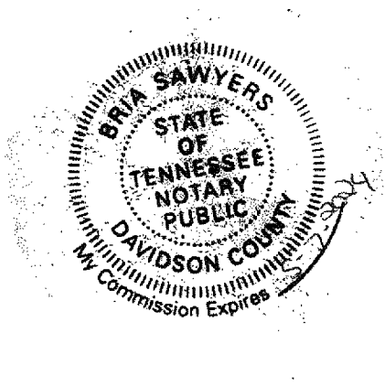
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21506-MC

Karen Johnson Davidson County
Batch# 1049355 DEEDWARR
09/13/2023 11:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230913-0071792

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of September, 2023.

Notary Public
My Commission Expires: 3-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dilan Patel 324 E. Kingston Springs Rd. Kingston Springs, TN 37082	New Owner	104 06 0B 405.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($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, we, **John Pinkston and Carrie Pinkston, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Dilan Patel,** _____, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 405 of The Park Road Condominiums, AKA West End Park a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigned and buildings thereof: together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, Page 390, Registers Office for Davidson County, Tennessee for a more complete identification and description of such unit.

Being the same property conveyed to John Pinkston and Carrie Pinkston, Husband and Wife, by Warranty Deed from Gracie F. Hosman, a Single Person, of record in Instrument No. 20150420-0034780, in the Register's Office of Davidson County, Tennessee, dated April 15, 2015 and recorded on April 20, 2015.

This is improved property located at: **3314 West End Avenue, Unit 405, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 8th day of September, 2023.

GRANTOR:

John Pinkston

Carrie Pinkston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John Pinkston and Carrie Pinkston, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of September, 2023.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

202309130071792

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/08/2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/08/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 **day of** September, **2** 023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM