PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1058640 DEEDWARR
10/06/2023 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,831.50
20231006-0078984

Ivey Title, LLC Ref: (DL) Title No.: 63288
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brent Luther Joshua Miller 1505 Pleasant Hollow Lane Old Hickory, TN 37138	**U.S Bank** **4801 Frederica St.** **Owensboro, KY 42301**

TAX MAP PARCEL NUMBERS: 064080A07300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$495,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pankaj R. Patel and Sarla Patel, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto, **Brent Luther, a single man and Joshua Miller, a single man, as joint tenants with right of survivorship**, 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 Lot No. 32 on the Plano f Merritt Downs, Section Three of record in Instrument No. 20040629-0076758, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Pankaj R. Patel and wife, Sarla Patel by Warranty Deed from Stanley G. Tidwell, dated August 28, 2007 and recorded on August 31, 2007 of record in Instrument No. 20070831-0105029, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20040629-0076758, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010604-0057881, amended and restated in Instrument No. 20010702-0069864, Instrument No. 20040716-0085315, Instrument No. 20210602-0074013, Instrument No. 20211020-0140574, By Laws in Instrument No. 20010608-0060786, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Merritt Downs Homeowner's Association, Inc., of record in Instrument No. 20010608-0060785, said Register's Office.

This is improved property, known as 1505 Pleasant Hollow Lane, Old Hickory, TN 37138

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 5th day of Oct, 2023

B Patel
Pankaj R. Patel

S.P.Patel
~~Sarla Patel~~

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

On this 05th day of October, 2023, before me the undersigned authority, personally appeared Pankaj R. Patel and Sarla Patel, ~~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.

M. Viji
Notary **Viji Mahalingam, Notary Public**

My Commission Expires: March 23, 2027

VIJI MAHALINGAM
Notary Public - California
Alameda County
Commission # 2438953
My Comm. Expires Mar 23, 2027

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $495,000.00.

Affiant

Sworn and subscribed before me this 4 day of October, 2023.

Notary

My Commission Expires: 1-16-2024

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202310060078984

Certificate of Authenticity

I, Tori Cole, do hereby make oath that I am 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 October 5, 2023

Tori Cole

Affiant Signature

Date: 10/10/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this October 6, 2023

Rachel Marie Collins

Notary's Signature

My Commission Expires: 3-6-2024

Notary's Seal

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM