Karen Johnson Davidson County
Batch# 1081217 DEEDWARR
12/12/2023 11:49:30 AM 4 pgs
Fees: $23.00 Taxes: $3,906.46
20231212-0095686

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 37889-10-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: ~~$1,050,000~~ $1,055,800.00 Affiant Subscribed and sworn to before me this 1st day of December, 2023. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shaan Patel 1215 North 8th Street Nashville, TN 37207	New owner property	Map and Parcel No.: 071 16 0 274.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Philip L. Clothiaux, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Shaan Patel, an unmarried man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1215 North 8th Street, Nashville, Davidson County, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 1st day of December, 2023.

GRANTOR:

Philip L. Clothiaux

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip L. Clothiaux, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of December, 2023.

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 338 on the plan of Oakwood Park, as shown on plat of record in Plat Book 421, Page 12, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a part of the same property conveyed to Philip L. Clothiaux, by Quitclaim Deed from Perkins Management, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20220719-0082617, in the Register's Office of Davidson County, Tennessee, dated July 15, 2022, and recorded on July 19, 2022.

This conveyance is made subject to:

1. State, County, and City taxes and assessments for 2024 and subsequent years, a lien, not yet due and payable, which are assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oakwood Park, as recorded in Plat Book 421, Page(s) 12 .
3. Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached recorded in Instrument No. 20220713-0080468.
4. Agreement for Dedication of Public Right-of-Way as set forth in instrument recorded in Instrument No. 20221005-0109979 and Instrument No. 20221013-0112346.
5. Easement to Metropolitan Government of Nashville of record in Instrument No. 202310300084706, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Emily Manno, 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 **12/1/23**.

Date

Affiant Signature

12/1/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **December**, 20**23**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

