WARRANTY DEED

Karen Johnson
Batch # 1086311
12/28/2023 02:41:27 PM
Fees: $13.00 Taxes: $3,367.00

Davidson County
DEEDWARR
2 pgs

20231228-0099836

LR-BS-23-5704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $910,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LAUREN REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2025

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oren Reece and Dylan Brown	**Ashok and Bina Patel**	
(NAME)	(NAME)	**171-08-0C-028.00-CO**
5704 Portsmouth Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027-4794	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASHOK B. PATEL AND WIFE, BINA A. PATEL,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OREN REECE, SINGLE, AND DYLAN BROWN, SINGLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Section One, Williamsburg at Brentwood of record in Plat Book 9700, Page 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ashok B. Patel and wife, Bina A. Patel by Warranty Deed from Randall Phillips Homes, LLC, a Tennessee liability company of record in Instrument No. 20000915-0091942 Register's Office for Davidson County, Tennessee, dated August 30, 2000 and recorded on September 15, 2000.

This conveyance is subject to:
- Taxes for the year 2023, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 99, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the P.U.D. Boundary Plan for Williamsburg at Brentwood of record in Plat Book 9700, Page 76, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9931, Page 627 as amended in Book 10301, Page 182 and Book 10640, Page 953 and Frist Supplement filed in Book 10853, Page 518, Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 9935, Page 41, in the Register's Office for Davidson County, Tennessee.
- Any and all matters as being set out in Warranty Deed of record in Instrument No. 20000915-0091942,
- Deed of Conveyance of record in Book 10800, Page 884, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary sewer and Strom Drainage of record in Book 7913, Page 120, Book 8175, Page 792, Book 8259, Page 206, in the Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 6590, Page 37, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5704 Portsmouth Place, Brentwood, Tennessee 37027-4794**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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/our hand(s) this the 19th DAY OF DECEMBER, 2023.

Ashok B. Patel

Bina A. Patel

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ASHOK B. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BINA A. PATEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/02/2024
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212