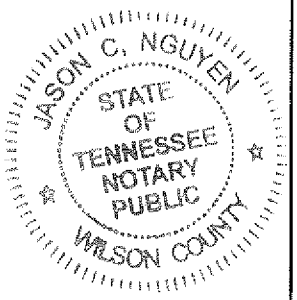
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1089967 DEEDWARR
01/09/2024 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20240109-0001874



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Priyankaben N. Patel and AKDM Investments, LLC	Priyankaben N. Patel and AKDM Investments, LLC	Parcel ID: 097 08 0A 006.00
(NAME) 315 Sword Lane	(NAME) 315 Sword Lane	
(ADDRESS) Mt. Juliet, TN 37122	(ADDRESS) Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sherrie Ann Wincek and Barbara Jean Davis**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Priyankaben N. Patel, a married person and AKDM Investments, LLC, as tenants in common**, hereinafter called the Grantees, 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 unit in Davidson County, Tennessee, described as follows: Unit No. A-6 together with Carport designated No. 6 in a Horizontal Property Regime as shown on the condominium site plan of Lake Chateau Condominiums, as of record in Book 6250, PEages 607 through 610, as amended in Book 7025, Page 380, and Book 7367, Page 272, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rhea W. Dyer and wife, Elizabeth J. Dyer from William A. Sharer, III, and wife, Victoria L. Sharer by Deed dated August 27, 2003 and recorded on September 2, 2003 in Instrument No. 20030902-0127029, Register's Office for Davidson County, Tennessee. The said Elizabeth J. Dyer died on or about October 27, 2016, leaving Rhea W. Dyer as the surviving tenant by the entirety. The said Rhea W. Dyer died on or about September 16, 2023. His Will being probated in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 23P-2099. The two devisees of the estate, Sherrie Ann Wincek and Brabara Jean Davis.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 100 Lake Chateau Dr., Hermitage, TN 37076

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. 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 our hands this 8th day of January, 2024.

Sherrie Ann Wincek

Sherrie Ann Wincek

Barbara Jean Davis

Barbara Jean Davis

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sherrie Ann Wincek and Barbara Jean Davis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of January, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Tonya Loftin, 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

January 8, 2024

Date

Tonya Loftin

Affiant Signature

January 9, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 9th day of January, 20 24.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____

Date

Notary's Seal (if on paper)