Karen Johnson Davidson County
Batch# 1092011 DEEDWARR
01/22/2024 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20240122-0003468

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20248980 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$250,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 17th day of January, 2024. Notary Public My Commission Expires: 6-18-25

WARRANTY DEED

THIS INDENTURE, made this 17th day of January, 2024, among:

JONATHAN BLAKE DISHMAN AND WIFE, KRISHEENA CHERCE DISHMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

DHRUVI PATEL AND TARLIKA P. PATELAS, TENANTS IN COMMON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A certain condominium apartment in Davidson County, Tennessee, being Unit No. J-3 of Lake Chateau Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 4756, page 743, and amended in Book 6639, page 468; Book 7367, page 272; Book 10322, page 682 and Book 10753, page 275, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat of record in Plat Book 6250, page 607, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Lake Chateau Condominiums contained in the Master Deed and By-Laws appended thereto, recorded in Book 4756, page 743, and amended in Book 6639, page 468; Book 7367, page 272; Book 10322, page 682 and Book 10753, page 275, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jonathan Blake Dishman and wife, Krisheena Cherce Dishman by deed from Nancy A. May, an unmarried person, dated April 21, 2005, of record in Instrument No. 20050505-0050994, Register's Office for Davidson County, Tennessee.

This property being known as 166 Lake Chateau Drive, Hermitage, TN 37076.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jonathan Blake Dishman

KriSheena Cherce Dishman

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jonathan Blake Dishman and KriSheena Cherce Dishman,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of January, 2024.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-07-2026

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: **Dhruvi Patel and Tarlika P. Patelas**
Address: **3017 Cooks Landing Court**
City, State, Zip: **Hermitage, TN 37076**

Responsible Party For Taxes:

Name: NEW OWNER
Address: _____
City, State, Zip: _____

Tax ID: 097-08A-051.00

Certificate of Authenticity

I, Nick Harris, 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 17, 2024**.

Affiant Signature

1/17/24
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **17th** day of **January**, 20**24**.

Notary's Signature

My Commission Expires: _____

Date

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026