Karen Johnson Davidson County
Batch# 1099638 DEEDWARR
02/09/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20240209-0009245

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 231246533**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 7th day of February, 2024. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: 2007 20th Ave South, LLC 5600 Parker Branch Trail Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-12-0-110.00

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, **Dipak V. Patel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **2007 20th Ave. South LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Calhoun Subdivision of record in Plat Book 161, Page 156, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the westerly side of 20th Avenue South (formerly Courtney Avenue) and runs back between parallel lines, 150 feet to an alley

Being the same property conveyed to Robert E. Patchin, Jr. and wife, Linda M. Marini by Warranty Deed from Evelyn C. McGaha, unmarried of record in Book 9035, page 873, Register's Office for Davidson County, Tennessee, dated July 30, 1993 and recorded on August 04, 1993.

Said Linda M. Marini died September 21, 2022 vesting Robert E. Patchin, Jr. as the surviving tenant.

Said Robert E. Patchin, Jr. died September 21, 2022.

Being the same property conveyed to Dipak V. Patel, a married man by Warranty Deed from Diane Boyer, administratrix and sole heir-at-law of estate of Robert E. Patchin, Jr., Nancy Lou Felkner, administratrix and heir-at-law of estate of Linda Mae Marini, Janet Lee Marini, and John Kenneth Marini, as heirs-at-law of estate of Linda Mae Marini of record in Instrument No. 20230725-0057156 Register's Office for Davidson County, Tennessee, dated July 20, 2023 and recorded on July 25, 2023.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

Taxes for the year 2024, a lien not due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 156, Register's Office for Davidson County, Tennessee.

This is improved property located at 2007 20th Avenue S Nashville TN 37212

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 7th day of February, 2024.

Dipak V. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Dipak V. Patel, 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 7th day of February, 2024.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **February 7, 2024** (date of document).

Affiant Signature

February 9, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 9th day of February, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25