WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $685,000.00.

Affiant

Karen Johnson
Batch # 1111915
03/18/2024 09:28:22 AM

Davidson County
DEEDWARR
2 pgs

Fees: $13.00 Taxes: $2,534.50

20240318-0018363

Subscribed and sworn to me on 03/15/24.

NOTARY PUBLIC

My Commission Expires: 11-8-24

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jay Ajay Patel Ajay Patel 611 Westboro Drive Nashville, TN 37209	owners	090 12 4B 001.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeffrey D. Aaron and Danielle E. Aaron, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jay Patel, a married couple, and Jay Patel, a single person, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:
>
> A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 611 and 613 Westboro Drive Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 611 and 613 Westboro Drive Townhomes, a Horizontal Property Regime, of record in Instrument Number 20190226-0017465, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.
>
> Being the same property conveyed to Danielle E. Vincent, an unmarried woman and Jeffrey D. Aaron, an unmarried man, as tenants with rights of survivorship, by Warranty Deed from 613Westboro, LLC, a Tennessee limited liability company of record in Instrument No. 20191023-0108632, in the Register's Office of Davidson County, Tennessee, dated October 18, 2019 and recorded on October 23, 2019.
>
> Further being the same property conveyed to Jeffrey D. Aaron and Danielle E. Aaron, husband and wife, by Quitclaim Deed from Danielle E. Vincent, an unmarried woman and Jeffrey D. Aaron, an unmarried man, as tenants with rights of survivorship, of record in Instrument No. 20210113-0005807, in the Register's Office of Davidson County, Tennessee, dated January 5, 2021 and recorded January 13, 2021.
>
> This is improved property known as 611 Westboro Drive, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 hand and official seal on 03/14/24.

Jeffrey D. Aaron

Danielle E. Aaron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 03/14/24, before me personally appeared Jeffrey D. Aaron and Danielle E. Aaron, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 03/14/24

NOTARY PUBLIC

My Commission Expires: 9-8-2025

