Karen Johnson Davidson County
Batch # 1112967 DEEDWARR
03/20/2024 10:04:40 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20240320-0019168

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTB-20112-24

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM24-2015

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2024

NOTARY PUBLIC

My commission expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Melanie Lea Goricanec<br>2015 Pinecrest Drive<br>Nashville, TN 37211 | Same address as new owner | 162-09-0D-008-00 |

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND 00/100 Dollars ($270,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BHAVESHKUMAR K. JANI AND HIS WIFE, NUTAN B. JANI**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MELANIE LEA GORICANEC, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 8 of Pinecrest Townhomes as shown in Exhibit A-2 of the Declaration of Covenants, Conditions, and Restrictions Establishing Pinecrest Townhomes, a planned unit development, of record in Instrument #20081230-0123641, and amended in Instrument #20120328-0026504, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Bhaveshkumar K. Jani and his wife, Nutan B. Jani, from J.D. Eatherly, an individual, by Warranty Deed dated March 14, 2014 and recorded March 18, 2014 in Instrument #20140318-0022089, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _XX_ improved property, known as: 2015 Pinecrest Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 18th day of March, 2024

GRANTOR(S)

Bhaveshkumar K. Jani

Nutan B. Jani

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Bhaveshkumar K. Jani and his wife, Nutan B. Jani, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of March, 2024.

Notary Public

Tisha C. Baldwin

Printed Notary Name

My commission expires: 11.28.26

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY