Karen Johnson Davidson County
Batch# 1130621 DEEDWARR
05/03/2024 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20240503-0032556

WARRANTY DEED

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 3.3.26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 24-0223

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rakeshkumar R. Patel and Hitenkumar Patel	NEW OWNER	Map: 097080A13900CO
(NAME) 3017 Cooks Landing Ct.	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-FIVE THOUSAND AND NO/100 DOLLARS ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

NEAL HARRELL, TRUSTEE OF THE JEFFREY HARRELL IRREVOCABLE TRUST AGREEMENT DATED APRIL 30, 2008,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

HITENKUMAR PATEL, AS TO A 40% UNDIVIDED INTEREST, AND RAKESHKUMAR R. PATEL, AS TO A 40% UNDIVIDED INTEREST, AND VISHALKUMAR N. PATEL, AS TO A 20% UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP ,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. Z-1 on the Plan of Condominium Plat of Lake Chateau, Phase III, Section II, of record in Plat Book 6250, Pages 607-610, corrected in Book 11012, Page 495, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Neal Harrell, Trustee of the Jeffrey Harrell Irrevocable Trust Agreement dated April 30, 2008, by deed from Loretta A. Martin, unmarried, of record in Instrument No. 20200729-0083488, dated July 29, 2020, Register's Office for said County.

This conveyance is made subject to: (1) 2024 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Pages 607-610, corrected in Book 11012, Page 495, said Register's Office; (3) Charter for Homeowners Association of record in Book 6870, Page 491, in the Register's Office for Davidson County, Tennessee; (4) Assignment of Development Rights of record in Book 10836, Page 280, in the Register's Office for Davidson County, Tennessee; (5) Easement to Southern Bell Telephone Co. of record in Book 4077, Page 604, in the Register's Office for Davidson County, Tennessee; (6) Easement to First Suburban Utility District of record in Book 4914, Page 466, in the Register's Office for Davidson County, Tennessee; (7) Easement to South Central Bell of record in Book 6599, Page 291 and Book 6651, Page 23, in the Register's Office for Davidson County, Tennessee; (8) Ingress and Egress Easement of record in Book 5071, Page 277, in the Register's Office for Davidson County, Tennessee; (9) Storm Water Detention Agreement of record in Book 6551, Page 765, in the Register's Office for Davidson County, Tennessee; (10) TVA Line Easement of record in Book 1224, Page 253, Book 1237, Page 944 and Book 1298, Page 133, in the Register's

Office for Davidson County, Tennessee; (11) Easement to Comcast of Nashville I, LLC of record in Instrument No. 20101206-0096761, in the Register's Office for Davidson County, Tennessee; (12) Easement to Comcast Cable Communications Management, LLC of record in Instrument No. 20190628-0062924, in the Register's Office for Davidson County, Tennessee; (13) Assignment of Assessments and Fees of record in Instrument No. 20240112-002718, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 4756, Page 743, amended in Book 5819, Page 432, Book 6639, Page 468, Book 6691, Page 308, Book 6691, Page 314, Book 7025, Page 380, Book 7367, Page 272, Book 10322, Page 682, Book 10753, Page 271, Book 10753, Page 275 and Book 11012, Page 495, Book 4756, Page 761, amended in Book 5708, Page 781, Book 5718, Page 988 and Book 6639, Page 548, and Instrument No. 20240112-002718, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 350 Lake Chateau Dr., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 2nd day of May, 2024.

Jeffrey Harrell Irrevocable Trust Agreement dated April 30, 2008

BY: Neal D. Harrell
Neal Harrell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Neal Harrell, Trustee of the Jeffrey Harrell Irrevocable Trust Agreement dated April 30, 2008, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his/her oath, acknowledged himself/herself to be the Trustee of the Jeffrey Harrell Irrevocable Trust Agreement dated April 30, 2008, and that he/she as such Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of May, 2024.

My commission expires: 3-3-26

Notary Public

ZANA C PETTY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Certification of Recorded Documents

I, Karen Suggs, 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 May 2, 2024.

(AFFIANT) – Karen Suggs

05/02/2024
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of May, 2024.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON