WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $735,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES December 19, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dharini Kapadia and Atul Kapadia Ravin Kapadia	Dharini Kapadia and Atul Kapadia Ravin Kapadia	160-15-0B-001.00
(NAME) 901 Brenton Park Court	(NAME) 1125 Safety Harbor Cove	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William J Haynes III, Administrator for the Estate of Felix Dewey George,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Dharini Kapadia and Atul Kapadia, wife and husband and Ravin Kapadia, , as tenants in common with rights of survivorship,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, Brenton Park Subdivision, as shown on plat of record in Plat Book 7900 and Page 820, in the Register's Office, Davidson County, state of Tennessee, to which plat reference is hereby made for a more complete description of said property.
Being the same property conveyed to Felix D. George and wife, Mary L. George by Warranty Deed from Danco Development, Inc, dated 05/08/1996, of record in Book 10046, Page 109, Register's Office for Davidson County, Tennessee.

The said Mary L. George died on 07/15/2020, leaving the said Felix D. George the sole surviving tenant by the entirety.

The said Felix D. George died intestate on 05/21/2022, leaving the said William J. Haynes, III Personal Representative for the Estate of Felix Dewey George Deceased, as his/her sole heirs at law as evidenced in File No. 22P1125, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

Karen Johnson Davidson County
Batch# 1131120 DEEDWARR
05/06/2024 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,719.50
20240506-0032847

unimproved ☐

This is improved ☒ 901 Brenton Park Court, Brentwood, TN 37027

(House Number) (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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 3rd day of May, 2024.

Estate of Felix Dewey George

By: _____
William J Haynes III, Administrator

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Haynes III, the Administrator for the estate of Felix Dewey George, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 3rd day of May, 2024.

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
Notary Public
My Commission Expires: December 19, 2026

RETURN TO:
Stewart Title Company Tennessee Division
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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 4.3.2024.

Affiant Signature

4.3.2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 3 day of May, 2024.

CINDY PERSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
(SEAL)

Notary Public

My Commission Expires: 4.19.2027

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