THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447447** Karen Johnson Davidson County Batch # 1131617 DEEDWARR 05/06/2024 02:21:15 PM 2 pgs Fees: $13.00 Taxes: $2,016.50 20240506-0033202	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2024. Notary Public My Commission Expires:

SANDRA DENISE WOODS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-20-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Parth Chetan Patel and Himaben Patel 715 Vernon Avenue Nashville TN 37209	First Horizon Bank 165 Madison Ave. Memphis, TN 38103	Tax Parcel ID No. 091 05 1C 004.00

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, **Wyatt Morgan Lindsey and Laurie Mae Snyder n/k/a Laurie Mae Lindsey, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Parth Chetan Patel and Himaben Patel, husband and wife**, ("Grantees"), 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 Unit No. 4 on the plan of 2 Aves, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of 2 Aves, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180926-0095647, and amended as Instrument Nos. 20190426-0038655, 20190709-0066829, 20200309-0026202, corrected as Instrument Nos. 20200604-0057612, and 20200608-0058500, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Wyatt Morgan Lindsey and Laurie Mae Snyder, by Special Warranty Deed from RSD Vernon and James, LLC, A T, of record in Instrument No. 20201104-0128998, in the Register's Office of Davidson County, Tennessee, dated November 03, 2020 and recorded on November 04, 2020.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of James A. Tant, Et Al Property, as recorded in Plat Book 8250, Page 191.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180926-0095647 as amended in Instrument No. 20190426-0038655; Instrument No. 20190709-0066829; Instrument No. 20200309-0026202 as further amended and corrected in Instrument No. 20200604-0057612 as re-recorded in Instrument No. 20200608-0058500 and Instrument No. 20210319-0036483.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180424-0038656.

Easement recorded in Book 3464, Page 296.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9781, Page 323 and Book 9971, Page 802.

Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20060509-0053863.

Easement for Utility Line, recorded in Instrument No. 20190514-0045334 and Instrument No. 20190514-0045335.

Agreement for Dedication of Public Right-of Way as set forth in instrument recorded in Instrument No. 20180727-0073366.

This is improved property located at 715 Vernon Avenue Nashville TN 37209

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 3rd day of May, 2024.

Wyatt Morgan Lindsey

Laurie Mae Lindsey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wyatt Morgan Lindsey and Laurie Mae Lindsey, 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, at office, this 3rd day of May, 2024.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026