**Prepared By & Return To:**
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-2370

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of May, 2024

Notary Public

Commission Expires: 10/11/24

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

TIARRA GRAYMAN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1141602 DEEDWARR
06/03/2024 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20240603-0041099

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Tarlika P. Patel and<br>Rakeshkumare R. Patel<br>8237 Luree Lane<br>Hermitage, TN 37076 | Rakeshkumar R. Patel<br>3017 Cooks Landing Ct<br>Hermitage, TN 37076 | 075-10-0-058.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Candace J. Kerr and Brian W. Kerr, wife and husband, as tenants by the entirety**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tarlika P. Patel, a married person, and Rakeshkumare R. Patel, a married person, as joint tenants**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 81 on the Plan of Hermitage Estates, of record in Plat Book 3300, Pages 70 & 71, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jacob L. Tate and wife, Candace J. Tate by Warranty Deed from Nathan H. Bradley, Jr., unmarried of record in Instrument No. 20071119-0135362 Register's Office for Davidson County, Tennessee, dated November 15, 2007 and recorded on November 19, 2007.

Being the same property conveyed to Candace J. Tate, a single person by Quitclaim Deed from Marital Dissolution Agreement enter into Jacob L. Tate and wife, Candace J. Tate of record in

Instrument No. 20160728-0077827 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on July 28, 2016.

Being the same property conveyed to Candace J. Kerr and Brian W. Kerr, wife and husband, as tenants by the entirety by Quitclaim Deed from Candace J. Kerr fka Candace J. Tate of record in Instrument No. 20181120-0114030 Register's Office for Davidson County, Tennessee, dated November 08, 2018 and recorded on November 20, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8237 Luree Lane, Hermitage, TN 37076

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 so 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.

Dated this the 22 day of May, 2024.

Candace J. Kerr

Brian W. Kerr

STATE OF TENNESSEE
COUNTY OF Wilson

On this 22 day of May, 2024, before me personally appeared Candace J Kerr and Brian W Kerr, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of May, 2024.

Notary Signature
My commission expires: 3/7/26

Taylor Christopher Grills
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

# Certificate of Authenticity

I, Joshua A. Terry, 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 5/22/24.

Affiant Signature – Joshua A. Terry

5/23/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/23/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27