Karen Johnson Davidson County
Batch# 1152809 DEEDWARR
06/28/2024 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,100.75
20240628-0048994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,500.00.

Madison McNeese
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Road, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Rakeshkumar R. Patel and Priyankabe N. Patel and Tarlika Patel	Rakeshkumar R. Patel and Priyankabe N. Patel and Tarlika Patel	Parcel ID: 075 14 0 005.00
(NAME) 3017 Cooks Landing Court	(NAME) 3017 Cooks Landing Court	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Fred Lee Kyzer, Jr, a single man and Stella Mae Kyzer, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Rakeshkumar R. Patel and Priyankabe N. Patel, husband and wife , as tenants by the entirety, as to an 80% undivided interest, and Tarlika Patel, a married person, as to a 20% undivided interest, as tenants in common, without right of survivorship** , 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 115, on the Hermitage Estates, as shown on plat of record in Plat Book 3300, Pages 70 & 71, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fred Lee Kyzer, Jr. and Stella Kyzer, husband and wife from Deborah A. Cunningham, a single woman by Warranty Deed dated September 16, 2020 and recorded on September 18, 2020 in Instrument No. 20200918-0107142, Register's Office for Davidson County, Tennessee. Fred Lee Kyzer, Jr. and Stella Kyzer having since divorced.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8208 Luree Ln., 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 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 27th day of June, 2024

Fred Lee Kyzer, Jr

Stella Mae Kyzer

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Fred Lee Kyzer, Jr, a single man and Stella Mae Kyzer, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2024.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Amanda Maynor, 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

June 27, 2024.

Date

Affiant Signature

June 28, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of June, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON