7513

RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-22331-24

SHANNON PHELBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1153879 DEEDWARR
07/02/2024 03:40:30 PM 2 pgs
Fees: $13.00 Taxes: $2,701.00
20240702-0050068

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00.

Priya Patel
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2024.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Priya Patel and Vivek Hitesh Patel 438 Becanni Ln Nashville, TN 37209	First Federal Bank 1300 McFarland Blvd NE Tuscaloosa, AL 35406	090-12-1A-008-00

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED THIRTY THOUSAND AND 00/100 Dollars ($730,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MAX V. SURIKOV AND WIFE, WENDY W. SURIKOV**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **PRIYA PATEL AND VIVEK HITESH PATEL, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Unit No. 8 of The Becanni, a Townhouse planned united development, a horizontal property regime with private elements, established pursuant to the Declaration of Covenants, Conditions, and Restrictions, establishing The Becanni, of record in Instrument #20191212-0128228, as amended in Instrument #20200117-0006311, in Instrument #20200710-0075567, in Instrument #20201104-0129388, in Instrument #20210420-0052966, and in Instrument #20230222-0012411, Register's Office for Davidson County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Max V. Surikov and Wendy W. Surikov, husband and wife, from The Becanni, LLC, a Tennessee limited liability company, by Warranty Deed dated March 26, 2021 and recorded April 5, 2021 in Instrument #20210405-0043984, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 438 Becanni Ln, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this 1 day of July, 2024

GRANTOR(S)

Max V. Surikov

Wendy W. Surikov

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Max V. Surikov and wife, Wendy W. Surikov, 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 and seal, this the 1 day of July, 2024.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Certificate of Authenticity

I, Anthony N. Greco, 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 the 1st day of July, 2024

Anthony N. Greco, Affiant — 7-1-2024 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 1st day of July, 2024

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires AUG 17, 2027