WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF July, 2024.

Notary Public
MY COMMISSION EXPIRES:

PAMELA AUTRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 12-27-2027

Karen Johnson Davidson County
Batch# 1161356 DEEDWARR
07/24/2024 03:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20240724-0055987

File #24-PA-0390-PILK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mayurkumar Patel and Dixita Patel	**New Owner**	
(NAME)	(NAME)	**147 03 0 007.00**
390 Coventry Dr. (ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 consideration, the receipt of which is hereby acknowledged,

RYAN CHRISTOPHER NOBLE, A SINGLE MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAYURKUMAR PATEL AND DIXITA PATEL, A MARRIED COUPLE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 6 on the Plan of SECTION TWO, ELYSIAN PARK of record in Plat Book 2854, Page 40, as amended in Book 5317, Page 428, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ryan Christopher Noble, single man, by Warranty Deed from Elissa Marie Chambers, unmarried, of record in Instrument No. 20180201-0010348, in the Register's Office of Davidson County, Tennessee, dated January 31, 2018 and recorded on February 01, 2018.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO, ELYSIAN PARK, as recorded in Plat Book 2854, Page(s) 40 , as amended in Plat Book 5317, Page 428.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **390 Coventry Drive, Nashville, TN 37211**.

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), their heirs and 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), 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 my/our hand(s) this the 22nd day of July, 2024.

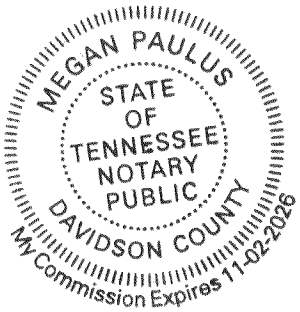
Ryan Christopher Noble

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of July, 2024, before me personally appeared Ryan Christopher Noble, 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 22nd day of July, 2024.

Notary Signature
My commission expires:



True Copy Certification

I, Pam Autry, 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 this the 22 day of July, 2024.

Affiant Signature

Date 7/22/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 22nd day of July, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

