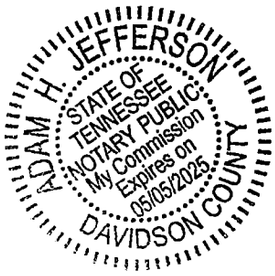
Karen Johnson
Batch # 1164616
07/31/2024 02:05:47 PM
Fees: $13.00 Taxes: $888.00

Davidson County
DEEDWARR
2 pgs

20240731-0058060



STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF July, 2024.

NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 24070025

Address of New Owner
Vinod Patel and
Savita Patel
5774 Napa Valley Drive
Smyrna, TN 37167

Send Tax Bills To:
Same

Tax Information:
133-01-0-033.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Richard E. Brewer and Wendi M. Brewer, fka Wendi Michelle Johnson, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Vinod Patel and Savita Patel, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of an Addition to and a Revision of Lot Nos. 93, 94, 95, 96 and 97 of the H. G. McNabb Subdivision, of record in Plat Book 1130, Page 79, 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 Richard E. Brewer and Wendi Michelle Johnson, as joint tenants with the right of survivorship, by Warranty Deed from Melissa M. Blankenship dated 09/27/1996 and recorded on 10/01/1996 at Book 10208, Page 904, Register's Office for Davidson County, Tennessee.

This is property generally located:
3208 Harlin Drive, Nashville, TN 37211

SUBJECT TO THE FOLLOWING:

1. 2024 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 1130, Page 79, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record at Book 1333, Page 387, Register's Office of Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-24-3208

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Richard E. Brewer and Wendi Michelle Brewer** have caused this instrument to be executed, this the 30th day of July, 2024.

Richard E. Brewer

Wendi Michelle Brewer

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Richard E. Brewer and Wendi Michelle Brewer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 30th day of July, 2024.

My Commission expires: 2-5-2025

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY