RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTB-23690-24

Karen Johnson Davidson County
Batch# 1181460 DEEDWARR
09/13/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $5,790.50
20240913-0070968

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,565,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 day of Sept, 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
Geoffrey Charles Arnold and Melanie Murphy Arnold 1130 Glendale Lane Nashville, TN 37204	BankTennessee 1125 West Poplar Avenue Collierville, TN 38017	158-00-0-077

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($1,565,000.00) 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, **PANKAJ V. PATEL AND WIFE, ARTI P. PATEL**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **GEOFFREY ARNOLD AND MELANIE ARNOLD, HUSBAND AND WIFE**, 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:

Land in Davidson and Williamson Counties, being Lot No. 38 on the Plan of LAURELWOOD, of record in Book 4460, Page 121, Register's Office for Davidson County, Tennessee, and in Plat Book 4, Page 65, Register's Office for Williamson County, Tennessee.

Said Lot No. 38 fronts a total of 210.33 feet on the southwesterly side of Old Hickory Boulevard and runs back on the southwesterly lot line 207.94 feet and 449.43 feet on the southerly lot line, and runs back 476.00 feet on the easterly lot line to a point of intersection.

Included in the above description but excluded therefrom is that portion thereof described in the deed of record in Instrument No. 20030421-0051744 (Davidson) and Book 2789, Page 689 (Williamson), said Register's Office.

BEING the same property conveyed to PANKAJ V. PATEL, by Warranty Deed from JOHN T. CRUNK, JR., and wife, GINA CRUNK, of record in Instrument No. 20030715-0098663, in the Register's Office for Davidson County, Tennessee, dated June 25, 2003, and recorded on July 15, 2003.

Arti P. Patel, spouse of Pankaj V. Patel, joins in this conveyance, to convey any and all interest that she may have in the above referenced property, marital or otherwise, now or hereafter.

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 ___unimproved _XX_ improved property, known as: 1745 Old Hickory Boulevard, Brentwood, TN 37027

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 MY/OUR HANDS, this 13th day of September, 2024

GRANTOR(S)

Pankaj V. Patel

Arti P. Patel

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Pankaj V. Patel & Arti P. Patel, 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 13th day of ~~September~~, 2024.

TISHA C. BALDWIN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public

Tisha C. Baldwin
Printed Notary Name

My commission expires: 11-28-26

True Copy Certification

I, **Tammy Carney,** 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 13 day of September, 2024.

Affiant Signature
Date 9/13/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13 day of September, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

