Karen Johnson Davidson County
Batch# 1182990 DEEDWARR
09/18/2024 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20240918-0072336

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$785,000.00**

Subscribed and sworn to before me this 17th day of September, 2024.

Notary Public **Affiant**
My Commission Expires: _____

WILLIAM D. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Bhavinkmar B. Patel & Monal B. Patel **713 Braxton Drive** **Hermitage, TN 37076**	Same as New Owner	**087-10-0A-213.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Shernaye Carmelia Johnson, a single woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Bhavinkumar Bipinchandra Patel, Monal Bhavinkumar Patel, husband and wife and Priya Bhavinkumar Patel, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 213 on the Plan of Final Plat, The Reserve at Aarons Cress, a Cluster Lot Development, Phase 2, Section 2 of record in Instrument No. 20200828-0097748, 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 Shernaye Carmelia Johnson, unmarried by Warranty Deed from Grandview Custom Homes, LLC, a Tennessee limited liability Company of record in Instrument No. 20210706-0090652 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 06, 2021.

Being the same property conveyed to Shernaye Carmelia Johnson, unmarried, and Tiffany Renee Robinson, unmarried, as tenants in common with right of survivorship by Quitclaim Deed from Shernaye Carmelia Johnson, unmarried of record in Instrument No. 20210708-0092009 Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 08, 2021.

Being the same property conveyed to Shernaye Johnson, a single individual by Tennessee Quitclaim Deed from Tiffany Robinson, a single individual and Shernaye Johnson, a single individual of record in Instrument No. 20220209-0015040 Register's Office for Davidson County, Tennessee, dated February 09, 2022 and recorded on February 09, 2022.

This is improved property known as: 713 Braxton Drive, Hermitage, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 13th day of September, 2024.

Shernaye Carmelia Johnson

STATE OF FLORDIA
COUNTY OF Miami-Dade

Personally appeared before me, Camila Arredondo, a Notary Public in and for said County and State, **Shernaye Carmelia Johnson,** the within named Bargainors, 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 official seal at Miami [City], Florida this the 13th day of September, 2024.

My Commission Expires: 04-26-2026

NOTARY PUBLIC

CAMILA ARREDONDO
Commission # HH 301457
Expires September 26, 2026

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

September 13, 2024.

Date

Affiant Signature

September 18, 2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 18 day of September, 2024.

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON