Karen Johnson Davidson County
Batch# 1199615 DEEDWARR
10/31/2024 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,923.00
20241031-0084526

WARRANTY DEED

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

DM-SREG-24-440

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kunal Marwah and Deepal Shah	New Owner	
(NAME)	(NAME)	**091-14-0B-019.00-CO**
440 Patina Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **PATRICK FIRESTONE AND WIFE, KELLEY FIRESTONE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KUNAL MARWAH AND DEEPAL SHAH, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** 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. 19 on the Plan of Final Plat of Patina Subdivision, Phase 2 of record in Plat at Instrument No. 20080812-0083055, 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 Patrick Firestone and wife, Kelley Firestone by Warranty Deed from Clyde J. Johnson and wife, April E. Wishart-Johnson of record in Instrument No. 20130917-0097665 Register's Office for Davidson County, Tennessee, dated September 12, 2013 and recorded on September 17, 2013. and Scrivener's Affidavit recorded on October 07, 2013 in Instrument No. 20131007-0105022.

This conveyance is subject to:
- Taxes for the year 2024, a lient due and payable.
- All matters show on the plan of record in Book 161, page 164, said Register's Office.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030930-0144301, amended in Instrument No. 20070510-0056185, amended in Instrument No. 20100721-0057018 and of record in Instrument No. 20090710-0064462, amended in Instrument Number 20130522-0051599, as to Phase II, Register's Office for Davidson County, Tennessee.
- Addendum to By-laws of record in Instrument Number 20070108-0003070 and amended Instrument Number 20070308-0028897, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20030820-0120431, in the Register's Office for Davidson County, Tennessee.
- Inspection and maintenance Agreement for Private Stormwater management Facilities of record in Instrument Number 20071029-0127144, in the Register's Office for Davidson County, Tennessee.
- Articles of Incorporation of Patina Phase II Owners Association of record in Instrument Number 20090710-0064460, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140702-0058167 and Instrument No. 20140602-0047370, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **440 Patina Circle, Nashville, Tennessee 37209**.

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 30 DAY OF OCTOBER, 2024.

Patrick Firestone

Kelley Firestone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICK FIRESTONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

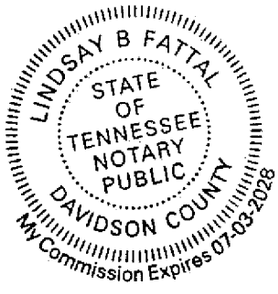


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY FIRESTONE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, 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 October 30, 2024.

Signature
Date: October 30, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 30th day of October, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025