Karen Johnson Davidson County
Batch# 1226551 DEEDWARR
01/15/2025 09:54:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20250115-0003159

WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 2025.

Notary Public
MY COMMISSION EXPIRES: 11-21-26

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File #24-PA-0605-O

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
Bijal Patel, Jinu Patel, Shailee Patel, and Shaan Patel	**New Owner**	
(NAME)	(NAME)	**091 15 0E 028.00**
3220 Center Ridge Dr (ADDRESS)	(ADDRESS)	
Richmond, VA 23233 (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,

OLAF WASTERNACK AND ELIZABETH LEIGH WASTERNACK, A MARRIED COUPLE,

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

SHAILEE PATEL, A SINGLE WOMAN AND BIJAL PATEL AND JINU PATEL, HUSBAND AND WIFE,

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 Unit No. 28, RICHLAND STATION, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Olaf Wasternack and Elizabeth Wasternack, a married couple, by Warranty Deed from Anne Genevieve Perrine, a single person, of record in Instrument No. 20190116-0004650, in the Register's Office of Davidson County, Tennessee, dated January 15, 2019, and recorded on January 16, 2019.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REALTY SAVINGS BANK & TRUST CO'S, REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK, COMPANY'S FIRST ADDITION, as recorded in Plat Book 421, Page(s) 18.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RICHLAND STATION, METRO SP # 2013SP-016-002, METRO COUNCIL BILL # BL2013-453, A RESUBDIVISION OF PART OF BLOCKS 3, 4, 5, & 6 OF THE REALTY SAVINGS BANK & TRUST COMPANY'S REVISED PLAN OF WEST EXTENSION OF CHARLOTTE PARK, as recorded in Instrument No. 20140220-0014719.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140213- 0012916.

*Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20131122-0120386.

*Easement for Storm Sewers, recorded in Book 1711, Page 486.

*Easement for Sanitary Sewers and/or Strom Drainage, recorded in Book 5756, Page 615.

*Easement recorded in Book 4418, Page 756 and Book 7791, Page 254.

*Charter for Richland Station Cottages Homeowners' Assocication, Inc. recorded in Instrument No. 20140213-0012915.

*Copies of the supporting documents have been hyperlinked for your convenience: SP-Abstract
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **OLAF WASTERNACK**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202501150003157, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **ELIZABETH LEIGH WASTERNACK** , which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202501150003158, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: 605 Centerpoint Lane, Nashville, TN 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 13th day of January, 2025.

Olaf Wasternack by Loy Carney, Attorney In-Fact

Elizabeth Leigh Wasternack by Loy Carney, Attorney In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **OLAF WASTERNACK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **OLAF WASTERNACK**.

Witness my hand and official seal this **13th** day of **January, 2025**.

Notary Signature
My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELIZABETH LEIGH WASTERNACK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELIZABETH LEIGH WASTERNACK**.

Witness my hand and official seal this **13th** day of **January, 2025**.

Notary Signature
My Commission Expires: _____

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

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 January 13, 2025.

J. Carlton Drumwright

January 13, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 13, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY