RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd. Suite 203
Franklin, Tennessee 37069
File No.: LTL-28246-25

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1241876 DEEDWARR
02/27/2025 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250227-0014665

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Jennifer Russell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of Feb, 2025

NOTARY PUBLIC

My commission expires: 10/23/25

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
Mita Vinod Patel 150 Suzanne Drive Dickson, TN 37055	Same address as new owner	052-13-0B-396-00

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($365,000.00) 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, **DAVID A. LIBARDI AND PATRICIA M. LIBARDI, TRUSTEES OF THE LIBARDI FAMILY REVOCABLE TRUST DATED MAY 22, 2021**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MITA VINOD PATEL, MARRIED** , 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:

Lying and being in Davidson County, Tennessee, and being Lot No. 11 on the Plan of River Glen, Phase 6, of record in Instrument #20050602-0062805, and being part of River Glen, a horizontal property regime, created under Master Deed and Bylaws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen, Phase 6 is submitted by that Declaration of Submission of record in Instrument #20050713-0081132, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David A. Libardi and Patricia M. Libardi, Trustees of the Libardi Family Revocable Trust dated May 22, 2012, from Scott Baker by Quit Claim Deed dated July 10, 2014 and recorded July 18, 2014 in Instrument #20140718-0063643, said Register's Office. See Scrivener's Affidavit of record in Instrument #20141204-0111153 for correction of the name and address for the grantee.

Being the same property conveyed to Scott Baker from U.S. Bank, National Association, as successor Trustee to Bank of America, N.A., as successor by merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-RM4, by Quitclaim Deed dated June 9, 2014 and recorded June 10, 2014 in Instrument #20140610-0050433, said Register's Office.

Being the same property conveyed to U.S. Bank, National Association, as successor Trustee to Bank of America, N.A., successor by merger to LaSalle Bank, N.A., as Trustee for the Certificateholders of the

MLMI Trust, mortgage Loan Asset-Backed Certificates, Series 2006-RM4, by Substitute Trustee's Deed dated November 12, 2013 and recorded November 20, 2013 and recorded November 20, 2013 in Instrument #20131120-0119511, said Register's Office.

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 X___ improved property, known as: 3176 Penn Meade Way, Nashville, TN 37214

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 24th day of February, 2025

GRANTOR(S)

the Libardi Family Revocable Trust dated May 22, 2021

By:_____
David A. Libardi, Trustee

By:_____
Patricia M. Libardi, Trustee

STATE OF FLORIDA
COUNTY OF

Personally appeared before me, a Notary Public, David A. Libardi and Patricia M. Libardi, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are the Trustees of the Libardi Family Revocable Trust dated May 22, 2021, and that said instrument was signed on behalf of the Trust.

WITNESS my hand and seal, this the 24 day of Feb., 2025.

Lucy Dratler
Comm.: HH 457341
Expires: Nov. 18, 2027
Notary Public - State of Florida

_____
Notary Public

Lucy Dratler
Printed Notary Name

My commission expires: Nov 18, 2027

Certificate of Authenticity

I, Linzie Hahn, 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 2/24/25.

Date

LHahn

Affiant Signature

2/24/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 24th day of February, 2025.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

