Karen Johnson Davidson County
Batch# 1248137 DEEDWARR
03/19/2025 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20250319-0019854

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 14th day of March, 2025.

Notary Public

My commission expires: 10/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Mita Vinod Patel	New owner	052-13-0B-329.00-CO
150 Suzanne Dr		
Dickson, TN 37055		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kelsey Ciszewski, unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mita Vinod Patel, married

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 13 on the Plan of River Glen, Phase 7, of record in Instrument No. 20040212-0016958, and apart of the Horizontal Property Regime of River Glen, a horizontal property regime created under a Master Deed and By-Laws of record in Book 7566, page 571, Register's Office for Davidson County, Tennessee, to which River Glen Phase 7 is submitted by Declaration of Submission, of record in Instrument No. 20040713-0083147, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kelsey Ciszewski, single woman by Warranty Deed from Opendoor property Trust I, a Delaware statutory trust of record in Instrument No. 20210420-0052938 Register's Office for Davidson County, Tennessee, dated April 15, 2021 and recorded on April 20, 2021.

This is improved property known as **2631 River Meade Way, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 12 day of March, 2025.

Kelsey Ciszewski

STATE OF North Carolina
COUNTY OF Wake

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kelsey Ciszewski, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 12 day of March, 2025.

Lauren B. Nelson
Notary Public
My Commission Expires: 3/24/2025

LAUREN B NELSON NOTARY PUBLIC WAKE COUNTY, N.C. MY COMMISSION EXPIRES 3/24/2025

Lenders Title Company File No. 25-000804-626

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 3/12/25.

Date

L Hahn

Affiant Signature

3/12/25

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 12th day of March, 2025.

Anna E. Scanlan

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

