Name and Address of New Owner:
Jayshree Vikram Patel and Rakeshkumar Patel

4033 Planters Trail
Mount Juliet TN 37122

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-25010071

Map and Parcel: 098 05 0 040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Duwayne Vaughn**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jayshree Vikram Patel, a married person and Rakeshkumar Patel, a married person, as tenants in common**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 158, Lake Park, Revision of Lots 158, 159 & 160 - Section 5, according to survey and plat of same appearing of record in Book 5060, page 174, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Duwayne Vaughn by Warranty Deed filed for record on October 19, 2018 in Instrument Number 20181019-0103832, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions of Lake Park Subdivision, Section V of record in Book 5018, page 630; all matters as set forth per plat of record in Book 5060, page 174; all matters including but not limited to pumping station for Lake Park Subdivision as set forth in Book 4914, page 466; HOA Charter of record in Book 4669, page 746 and Book 9949, page 538; all matters as set forth in Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4101, page 353; all of the Register's Office of Rutherford County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 5933 New Hope Court, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1248891 DEEDWARR
03/21/2025 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20250321-0021038

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 hand this 18th day of March, 2025.

Duwayne Vaughn

State of Tennessee

County of Rutherford

Personally appeared before me, Duwayne Vaughn, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th of March, 2025.

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Lynn F. Vaughn

Notary Public
My Commission Expires: 2/21/2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $385,000.00.

Affiant Signature

Subscribed and sworn to before me, this 18th day of March, 2025.

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
My Commission Expires: 4/26/25

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

March 18, 2025.

Date

Affiant Signature

March 20, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **20** day of **March**, 2025

Notary Signature

My Commission Expires: 3/9/2027

STACY R JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON