Karen Johnson Davidson County
Batch# 1290694 DEEDWARR
06/27/2025 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20250627-0050686

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 26 day of June, 2025.

Notary Public
My commission expires

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

WARRANTY DEED

Address of New Owner:
Neil Patel
Prishana Patel
1106 2nd Ave. S. Unit A
Nashville, TN 37210

Send Tax Bill to:
United Wholesale Mortgage LLC
585 South Boulevard E
Pontiac, MI 48341

Tax Information:
105-03-0F 001.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEVEN D. TOWNSEND AND LATOYA TOWNSEND, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NEIL PATEL AND PRISHANA PATEL,HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Unit A as shown on the plan of Horizontal Property Regime of 1106 2nd Ave. So., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1106 2nd Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No, 20140926-0089017, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Horizontal Property Regime of 1106 2nd Ave. So., shown as Exhibit to the aforementioned Declaration, for a more complete identification and placement of said Unit, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Steven D. Townsend and LaToya Townsend, husband and wife, by Warranty Deed from ASM Partners, LLC, a Tennessee limited liability company, dated 08/20/2015 and recorded 08/21/2015 in Instrument No. 20150821-0084766, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1106 A 2nd Ave. S, Nashville, TN 37210.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 26th day of June, 2025.

Steven D. Townsend

Latoya Townsend

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven D. Townsend and Latoya Townsend, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of June, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Karla Lilley, 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 6/26/25 (date of document).

Affiant Signature

6/20/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28