WARRANTY DEED

Karen Johnson Davidson County
Batch# 1292513 DEEDWARR
07/01/2025 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250701-0052012

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/24/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Jatinkumar Patel	Jatinkumar Patel	22-55.01
(NAME) 2986 Clay Lick Road	(NAME) ~~2986 Clay Lick Road~~ 603 Fall Creek Circle	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) ~~Whites Creek, TN 37189~~ Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20250909

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Patricia Ann Plummer, unmarried** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Jatinkumar Patel and Mansi J. Patel, husband and wife**, 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. :

Certain real property situate in the 14th Civil District of Davidson County, Tennessee, and described as follows:

Being Lot No. 5 on the unrecorded subdivision of the Grover C. Carey Property, and a strip of land adjacent thereto on the north described partly according to a survey made by C.J. Carney, Surveyor, 10/03/1961 as follows:

Beginning at the center of Claylock Road at the SE corner of the property conveyed to James W. Hobbs and wife, by Deed from Grover C. Carney and wife, of record in Book 3284, page 277, Register's Office for said County, being the corner of Lot Nos. 4 and 5; thence with the line between said two lots, northwardly 253.5 feet to the corner of said Lot Nos. 4 and 5, continuing in the same direction 20 feet in all 273.5 feet; thence S 86°E 100 feet; thence southwardly 20 feet to the corner of Lot Nos. 5 and 6, continuing in the same direction with the line between said two lots 253.5 feet in all 273.5 feet to the corner of said Claylick Road; thence with same N 86°W 100 feet to the beginning.

BEING the same property conveyed to Jimmie Dale Ennis and wife, Gloria Fay G. Ennis by Warranty Deed from Robert Hankins and wife, Irma Johnson Hankins, dated 04/19/1967 and filed of record in Book 4128, page 310, Register's Office for Davidson County, Tennessee.

Pursuant to Final Decree of Divorce of record in the Third Circuit Court of Davidson County, TN in Minute Book 109C, page 2324, Gloria Fay Ennis conveyed all of her interest in said property to Jimmy Dale Ennis by Quitclaim Deed dated 09/13/1976 and filed of record in Book 5080, page 824, Register's Office for said County.

The said Jimmy Dale Ennis having died testate a citizen and resident of Davidson County, Tennessee on or about 10/07/2000. Pursuant to his Will, which Will is of record in the Probate Court for Davidson County, Tennessee, Docket No. 02P-367, he devised subject premises to his wife, Patricia Ann Ennis. See also Quitclaim Deed of record in Inst. No. 20081208-0118336, Register's Office for said County.

Jimmie Dale Ennis and Jimmy Dale Ennis are one and the same person.

Gloria Fay G. Ennis and Gloria Fay Ennis are one and the same person.

Patricia Ann Ennis and Patricia Ann Plummer are one and the same person.

Unimproved ☐

This is improved ☒ property, known as 2986 Clay Lick Road, Whites Creek, TN 37189
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of June, 2025

Patricia Ann Plummer

Patricia Ann Plummer

STATE OF Tennessee)
County OF Robertson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Patricia Ann Plummer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th of June, 2025.

Notary Public
My Commission Expires:

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires
June 23, 2027

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 6/30/25.

Affiant Signature

Date: 6/30/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 30th day of June, 2025.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER