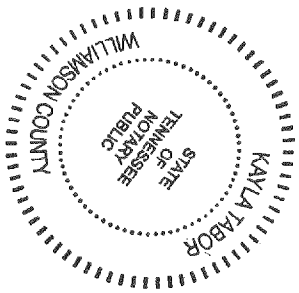
Karen Johnson Davidson County
Batch# 1293704 DEEDWARR
07/03/2025 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,694.60
20250703-0052704



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $458,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF JULY 2025

Notary Public

MY COMMISSION EXPIRES: 3/28/28

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PEEYUSH PATEL AND SHRUTI HURMADE	NEW OWNERS	172-15-0A-008-00CO
(NAME)	(NAME)	
2865 CALL HILL RD		
(ADDRESS)	(ADDRESS)	
NASHVILLE TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE,

ZACHARY GOOD, AN UNMARRIED MAN, AND KAITLYN JATCZAK, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PEEYUSH PATEL AND SHRUTI HURMADE, 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:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Holt Woods, of record in Plat Book 7900, Pages 878, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Zachary Good and Kaitlyn Jatczak, joint tenants with right of survivorship

Being the same property conveyed to Zachary Good and Kaitlyn Jatczak, joint tenants with right of survivorship by Deed dated November 14, 2023 from Jacob Seeley and Shanelle Seeley, husband and wife, recorded November 27, 2023, in Instrument Number 20231127-0091352, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 2865 Call Hill Road, Nashville, TN 37211

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our 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, 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/our hand(s) this 14 day of May, 2025.

Zachary Good

Kaitlyn Jatczak

STATE OF South Carolina
COUNTY OF Aiken

On this 16 day of May, 2025 before me, a notary public, personally appeared Zachary Good, to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

WILLIAM MARTIN
Notary Public, State of South Carolina
My Commission Expires
January 31, 2033

Notary Public
My Commission Expires: Jan 31 2033

STATE OF Tennenssee
COUNTY OF Davidson

Kaitlyn Jatczak

On this 14 day of May, 2025 before me, a notary public, personally appeared , to me known or proved to me on the basis of satisfactory evidence, that she/he executed the within instrument for the purposes therein contained.

KATHLEEN JENNETTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 24, 2028

Notary Public
My Commission Expires: Jan. 24, 2028

LT&E File #22096

Certificate of Authenticity

I, J. Trent Lehman, 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 5/14/25.

Date

Affiant Signature

7/3/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of July, 2025.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

