Warranty Deed

Karen Johnson Batch # 1294456 07/08/2025 08 26 26 AM Fees $13 00 Taxes $9,620 00 20250708-0053374 Davidson County DEEDWARR 2 pgs	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ WILSON MHR The actual consideration or value, whichever is greater, for this transfer is $2,600,000 00 Karen Johnson Affiant Subscribed and sworn to before me, this the 3rd day of July, 2025. Notary Public My commission expires.

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 01, 2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To:	Map/Parcel Numbers
Amitbhai Patel and Tulsi Patel	CrossCountry Mortgage, LLC	117-16-3A-002 00-CO
3901 Belmont Boulevard	1795 International Way, Mail Stop 142-C	
Nashville, TN 37215	Idaho Falls, ID 83402	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GULCH DEVELOPMENT CORPORATION LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMITBHAI PATEL AND TULSI LALA PATEL AND TULSI LALA PATEL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. B, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 3901 Belmont Boulevard, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20230717-0054860, in the Register's Office for Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Declaration reference is hereby made for a more particular description of said property. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Homes at 3901 Belmont Boulevard, A Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20230717-0054860, and Bylaws appended thereto as Exhibit "D", Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof of the same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to David Lipscomb University by Warranty Deed from Richard A. Robison and James M. Bandy and wife, Bonnie S. Bandy of record in Instrument No. 20060428-0049093, Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on April 28, 2006.

Being a portion of the same property conveyed to Gulch Development Corporation LLC a Tennessee limited liability company by Warranty Deed from Lipscomb University, a

Tennessee non-profit corporation formerly known as David Lipscomb University, dated June 30, 2023 and recorded July 6, 2023 in Instrument No. 20230706-0051548, Register's Office of Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3901 Belmont Boulevard, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 3rd day of July, 2025.

Gulch Development Corporation LLC,
a Tennessee limited liability company

By: Gulch Ventures, Inc.
Sole Member of Gulch Development Corporation, LLC

By: _____
Jeffrey Allen Hough, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jeffrey Allen Hough, President, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Gulch Ventures, Inc. and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 2 day of July, 2025.

_____
Notary Public

My Commission Expires: 9/2/27

JOHN QUINTON HORNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2026