Karen Johnson Davidson County
Batch# 1296970 DEEDWARR
07/11/2025 03:55:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20250711-0054934

Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

X Krish Patel
Affiant

Subscribed and sworn to before me this 11th day of July, 2025.

Lori Buie
Notary Public

My Commission Expires: 6/29/27

LORI BUIE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

25-0097

Address of New Owner:	Send Tax Bills to:	Tax Information:
Krish Patel and Trupa Patel	The Federal Savings Bank	
2407 Lazenby Drive	4120 W. Diversey Ave, Ste C501	083-16-0-007.00
Nashville, TN 37206	Chicago, IL 60639	

WARRANTY DEED

For and in 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,

John Poynter, Jr., a married man,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Krish Patel and Trupa Patel, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND in the 10th Ward of the City of Nashville, formerly the 15th Civil District of Davidson County, Tennessee, being Lot No. 257 on the Plan of Fortland Park, Section Three, Addition Two, as of record in Book 3106, Page 98, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of the turnaround of Lazenby Drive at the common corner of Lots Nos. 256 and 257 on said plan; thence with the line between said two lots northerly 135 feet to a monument; thence south 83 deg. 32' West 44 feet to a monument; thence south 57 deg. 17' west 181.3 feet to the rear common corner of Lots Nos. 257 and 258 on said plan; thence with the line between said Lots Nos. 257 and 258 easterly 223.4 feet to the westerly margin of the turnaround of Lazenby Drive; thence with the margin of said Drive along a curve to the right northeasterly 39.44 feet to the beginning.

Being the same property conveyed to John Poynter, Jr., unmarried by Warranty Deed dated November 27, 1996 from Clarence Wright and wife, Teresa J. Wright, recorded December 3, 1996, in Book 10278, Page 772, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2407 Lazenby Drive, Nashville, TN 37206.**

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 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.

The wife of the Grantor hereby joins in the execution of this instrument for the purpose of conveying any and all interest that she may have in and to the subject property by virtue of marriage, but not otherwise.

Witness our hands this 11th day of July, 2025.

John Poynter, Jr.

Sherry Poynter

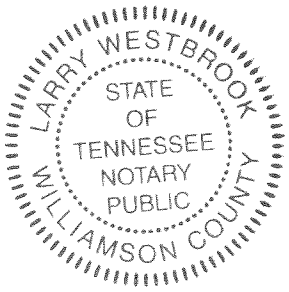
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named John Poynter, Jr. and Sherry Poynter, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of July, 2025.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/12/2029



Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 07/11/2025 (date of document).

Affiant Signature

07/11/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 11th day of July, 2025.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202507110054934