WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1304289 DEEDWARR
08/01/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $5,272.50
20250801-0060921

File #25-TC-4156-C

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Johnson and Julia Johnson	**NEW OWNER**	
(NAME)	(NAME)	**132 05 0R 001.00**
4013 Outer Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ROSHAN PATEL AND MINAL PATEL, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

TIMOTHY JOHNSON AND JULIA JOHNSON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A of 4156 OUTER DRIVE COTTAGES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and 4156 OUTER DRIVE COTTAGES, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20130503-0044812 and Amendment of record in Instrument No. 20140117-0004887, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 4156 OUTER DRIVE COTTAGES, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20130503-0044812 and Amendment of record in Instrument No. 20140117-0004887, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Units.

Being the same property conveyed to Roshan Patel and Minal Patel, husband and wife, by Warranty Deed from K & E, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150519-0045974, in the Register's Office of Davidson County, Tennessee, dated May 05, 2015 and recorded on May 19, 2015.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ROLLING MEADOWS, as recorded in Plat Book 1424, Page 98-99.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130503-0044812 as amended in Instrument No. 20140117-0004887.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Instrument No. 20140421-0032724.
* Easement for Sanitary Sewers and /or Storm Drainage, recorded in Book 4110, Page 175.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **4156 Outer Drive, Nashville, TN 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st day of July, 2025.

Roshan Patel

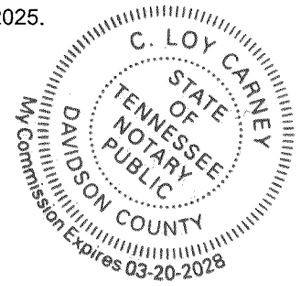
Minal Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2025, before me personally appeared Roshan Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2025.

Notary Signature
My commission expires:

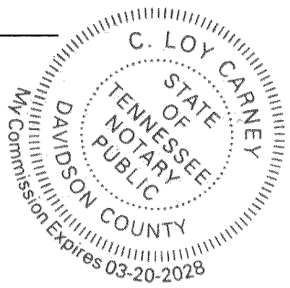


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2025, before me personally appeared Minal Patel, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 this the 31 day of July, 2025.

Affiant Signature
Date 7-31-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

