Karen Johnson Davidson County
Batch# 1341923 DEEDWARR
11/04/2025 10:28:30 AM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20251104-0087805

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952235** ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $815,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2025. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Vrushank Patel and Eesha Patel 705 Summit Oaks Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 15 0C 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carlos Edgar Mariscal Alvarez, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Vrushank Patel and Eesha Patel, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee and being Lot No. 2 on the Final Plat of PHASE-1, SECTION 1, OF STILL SPRINGS RIDGE, as shown by a plat of record in Instrument No. 20210225-00234 71, in the Register's office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Carlos Edgar Mariscal Alvarez, a married man by Special Warranty Deed from Dalamar Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20230210-0010067 in the Register's Office of Davidson County, Tennessee, dated on February 08, 2023 and recorded on February 10, 2023.

Mandy Jo Mariscal joins in this conveyance for the purpose of conveying all right, Title, and interest they may have in and to the above described property as spouse of Carlos Edgar Mariscal Alvarez.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 1 SECTION 1, STILL SPRINGS RIDGE, as recorded in Instrument No. 20210225-0023471.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of STILL SPRING HOLLOW HICKS ROAD, as recorded in Plat Book 6900, Page 991 and 992.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY & SUBDIVISION PLAT, STILL SPRING RIDGE HICKS ROAD, as recorded in Plat Book 9700, Page 276.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY PLAT, STILL SPRINGS RIDGE, as recorded in Instrument No. 20070814-0097044, corrected by Surveyor's Certificate of Correction recorded in Instrument No. 20070912-0109602 and modified in Instrument No. 20080625-0065525.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210428-0056868 and Declaration of Assignment of Declarant Rights recorded in Instrument No. 20220420-0045881.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20070925-0114135.

Application for Greenbelt Assessment recorded April 29, 2019 as Instrument No. 20190429-0039384.

This is improved property located at 705 Summit Oaks Court Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2025.

Carlos Edgar Mariscal Alvarez

Mandy Jo Mariscal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carlos Edgar Mariscal Alvarez and Mandy Jo Mariscal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2025.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

Certificate of Authenticity

I, Alli Pinkston, 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 **November 3, 2025**.

Date

Alli P

Affiant Signature

11/4/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4** day of **November**, 20**25**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County