Karen Johnson Davidson County
Batch# 1363793 DEEDWARR
12/31/2025 07:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,763.90
20251231-0104008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $747,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-[illegible]-2029

File No.: RES-25-2727

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Maulik Anil Patel and Preya Arvind Patel	New Owner	118 02 2F 003.00 CO
(NAME)	(NAME)	
2602 Haiswelle Dr Franklin, TN 37064		
(ADDRESS)	(ADDRESS)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **WADE LANE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MAULIK ANIL PATEL AND PREYA ARVIND PATEL, MARRIED**, hereinafter called the Grantee(s), their heirs 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 C, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for Homes at 2727 Westwood Drive, a Horizontal Property with Private Elements, of record in Instrument No. 20180906-0088268, as amended in Instrument No. 20210917-0125189, being shown on Plat attached thereto as Exhibit "A", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wade Lane, LLC, a Tennessee Limited Liability Company, from Midtown Realty, LLC, a Tennessee limited liability company, by Warranty Deed dated September 14, 2021, recorded September 17, 2021, in Instrument No. 20210917-0125190, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 2727-C Westwood Drive, Nashville, TN 37204
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 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 23rd day of December, 2025.

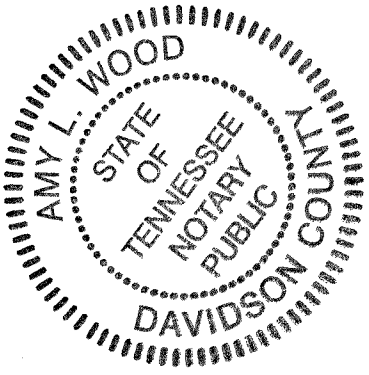
Wade Lane, LLC, a Tennessee Limited Liability Company

By:_____
F. Reid Shippen, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared F. Reid Shippen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself be Manager of Wade Lane, LLC, the within named bargainor, a Limited Liability Company, and that he, as such Manager of Wade Lane, LLC, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Nashville, TN this 23rd day of December, 2025.



_____
Notary Signature

Printed Name: Amy L. Wood

My commission expires: 7/7/27

RETURN TO:

Commerce Title & Escrow, LLC
101 Lea Ave., Nashville, TN 37210
(615) 515-7171

Certificate of Authenticity

I, Danielle Watson, 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 12/23/25.
Date

D. Watson
Affiant Signature

12/23/25
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 23rd day of December, 20 25.

L Hahn
Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029