Karen Johnson Davidson County
Batch# 1369955 DEEDWARR
01/15/2026 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20260115-0003788

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-19-2026
(AFFIX SEAL)

SHEA MCCAULEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

W-NRI-25-2829

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mishanj Meralya and Hitesh Kumar Patel	Hiteshkumar B Patel	
(NAME)	(NAME)	060-16-0-144-00
2829 Jones Avenue	2228 Kayla Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207-3435	Goodlettsville, TN 37072	
(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, **NASHVILLE REAL ESTATE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MISHANJ MERALYA AND HITESH KUMAR PATEL,** 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 part of Lots Nos.11 and 12 on the Final Plan of Joywood Heights Section III, not of record, described according to a survey made by W.W. Turner, Engineers, January 15, 1948, being also known as Lot No. 1 on the Plan of a re-subdivision of said Lots Nos. 11 and 12, not of record, described according to a survey made by Stephen A. Draper, Surveyor, March 23, 1956.

Beginning on a Easterly margin of Jones Avenue, at its intersection with the Northwesterly line of the property conveyed to Harold W. Hitt and wife, or record in Book 2105, Page 14, Register's Office for Davidson County, Tennessee; thence with said line North 56 degrees 30 minutes East 169.8 feet to an iron pin at the corner of Lots Nos. 1 and 2 on said unrecorded re-subdivision; thence with the line between said two lots North 39 degrees West 158 feet to an iron pin on the Southeasterly margin of Jones Avenue, as re-located; thence with the margin of same and around a slight curve, Southwardly 220 feet to the Beginning.

Being a part of the property conveyed to Nashville Real Estate Investments, LLC, by Warranty Deed from Carmen Atkins, Trustee, for the benefit of Lindsey Van Rennes, Dilion Van Rennes, Hannah Dale and Mary Ashley Dale, Albert Lucien Dale Jr., and Carolyn D. Dale, as Devisees and Co-Trustees under the Last Will and Testament of Mildred Beatty Dale, of record in Instrument Number 20120517-0042949, Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded May 17, 2012.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of City of Nashville, Tennessee and Davidson County, Tennessee, of record in Book 10383, Page 794, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2829 Jones Avenue, Nashville, Tennessee 37207-3435**.

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 14th DAY OF JANUARY, 2026.

Nashville Real Estate Investments, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE REAL ESTATE INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of January, 2026.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 01/14/2026 **(date of document).**

Affiant Signature

Date: January 15, 2026

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this January 15, 2026**.**

Notary's Signature

MY COMMISSION EXPIRES: 6-16-29

