This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-7309-TM

Karen Johnson Davidson County
Batch# 1374772 DEEDWARR
02/02/2026 02:50:30 PM 3 pgs
Fees: $18.00 Taxes: $370.00
20260202-0007064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of January, 2026.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Dhrukumar Patel 645 Old Hickory Boulevard Apt 1014 Nashville, TN 37209	New Owner	114 00 0 156.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **William Porter Spencer, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **Dhrukumar Patel, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the Eighth Civil District of Davidson County, Tennessee, on Old Hickory Boulevard, near the Gower School tract, more particularly described as follows:

BEGINNING at a point in the north boundary line of the property conveyed to James Porter Spencer and wife, Betty Odell Spencer by Roy Mangrum and wife, Nora B. Spencer Mangrum by deed of record in Book 2149, page 247, RODC, Tennessee, which boundary line is between this property and the Gower School property, and the starting or beginning point is seventy (70) feet west of the point at which this tract corners with the northwest corner of the lands of Hutchinson, thence south with the Hutchinson line one hundred thirty (130) feet, to the northeast corner of the land of Meadow, which is the southeast corner of this tract, thence west with the Meadows line seventy (70) feet to a point in the line between Meadows and the tract herein conveyed, thence north 127 feet, more or less, to the point of beginning.

Being the same property conveyed to Larry Spencer by Quitclaim Deed from Betty Hutcherson Spencer, of record in Instrument Number 20090930-0090720, in the Register's Office for Davidson County, Tennessee, dated July 17, 2009 and recorded on September 30, 2009. Larry Spencer died intestate on March 10, 2025, leaving his son, William Porter Spencer, as his sole heir at law. See Affidavits of Heirship of record in Instrument Nos. 20251110-0089136 and 20251110-0089137, said Register's Office.

And being the same property conveyed to Betty Hutcherson Spencer by Warranty Deed from Roy Mangrum and wife, Nora B. Spencer Mangrum, of record in Book 4719, Page 260, in the Register's Office for Davidson County, Tennessee, dated May 30, 1973 and recorded on Jun 15, 1973.

This is improved property located at: **7329 Tidwell Road, Nashville, TN 37209.**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 27th day of January, 2026.

GRANTOR:

William Porter Spencer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Porter Spencer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of January, 2026.

Notary Public
My Commission expires: _____

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **January 27, 2026**.

Affiant Signature

01/29/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 29, 2026**.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY