Karen Johnson Davidson County
Batch# 1379176 DEEDWARR
02/11/2026 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20260211-0010713

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 5th day of February, 2026.

Linzie Hahn
Notary Public
My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Sylvie Nikuze	**CMG Mortgage, Inc.**	**059080A50100CO**
3072 Gwynnwood Dr	3160 Crow Canyon Rd.	
Nashville, TN 37207	Suite 400 San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Parul Desai, unmarried and Priyanka Patel, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sylvie Nikuze, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 501, on the map entitled Second Revision For Final Plat The Park Preserve, a Cluster Lot Subdivision, of record in Instrument No. 20101021-0084154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Parul Desai, an unmarried woman, and Priyanka Patel, a married woman, as tenants in common with full rights of survivorship, by Warranty Deed from Marco A Hernandez, unmarried man, dated April 21, 2022, of record in Instrument No. 20220503-0050972, in the Register's Office for Davidson County, Tennessee. Priyanka Patel herein makes oath that the subject property was neither her principal residence nor the principal residence of her spouse and/or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 6764, Page 81, said Register's Office.

Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20090422-0036291, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 3072 Gwynnwood Dr, Nashville, TN 37207.

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 GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

_____ Date: 2/5/26
Parul Desai

_____ Date: 2/5/26
Priyanka Patel

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Parul Desai and Priyanka Patel, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February 2026.

_____
NOTARY PUBLIC

My Commission Expires: 5/8/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/08/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, [redacted], 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 2/5/26.

Date

Affiant Signature

2/5/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 5th day of February, 2026.

Notary's Signature
My Commission Expires: [redacted]

Notary's Seal (if on paper)

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