THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260253524**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $474,900.00. Affiant Subscribed and sworn to before me, this 25th day of March, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1398620 DEEDWARR
03/27/2026 01:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20260327-0024562

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joseph Russ 1402 Pillow Street, Unit 302 Nashville TN 37203	New Owner	Tax Parcel ID No. 105-07-4O-304.00 CO

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, **Rajivkumar B. Patel and Alpa Patel, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joseph Russ, unmarried and Pamela F. Russ and Brian L. Russ, wife and husband**, ("Grantees"), their 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, being Unit No. 304, on the Horizontal Property Regime for Segment Condominium, as recorded in the Declaration of record in Instrument No. 20171113-0116253, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration .

Being the same property conveyed to RAJIVKUMAR B. PATEL AND ALPA PATEL, HUSBAND AND WIFE, by deed from SEGMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190923-0096557, dated September 19, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 105-07-4O-304.00 CO.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20171113-0116253, said Register's Office.

Right-of-Way Easement of record in Instrument No. 20171114-0116965, said Register's Office. Easement granted to Comcast of record in Instrument No. 20190118-0005340, said Register's Office.

This is improved property located at 1402 Pillow Street, Unit 302 Nashville TN 37203

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 24 ~~25th~~ day of March, 2026.

Rajivkumar B. Patel

Alpa Patel

STATE OF Alabama)

COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rajivkumar B. Patel and Alpa Patel, 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 24 ~~25th~~ day of March, 2026.

Notary Public

My Commission Expires: 11/3/2028

SHANNON GLAZE
Notary Public
Alabama State at Large
My Commission Expires Nov 3, 2028

Certificate of Authenticity

I Addie Dilworth, 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 **March 24, 2026**.

Date

Affiant Signature **03/27/2026**
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **27th** day of **March**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)