PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch # 1398787 DEEDWARR
03/30/2026 09:09:32 AM 2 pgs
Fees: $13.00 Taxes: $2,941.50
20260330-0024794

Ivey Title, LLC Ref: (DL) Title No.: 64390
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Krish Patel Trupa Patel 1417 Clifton Lane Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 11712004600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$795,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lauren N. Rogers, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Krish Patel and Trupa Patel, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hawthorne Subdivision of record in Book 1424, page 22, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Lauren N. Rogers, single woman, by Warranty deed from Virginia L Paczosa, unmarried, dated November 10, 2017 and recorded November 13, 2017, of record in Inst. No. 20171113-0116537, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 1424, page 22, said Register's Office, which Plan shows setback lines from and easements, to which Plan reference is made for a more complete description.

This is improved property, known as 1417 Clifton Lane, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of March, 2026.

Lauren N. Rogers

State of Tennessee

County of Davidson

On this 27th day of March, 2026 before me the undersigned authority, personally appeared Lauren N. Rogers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $795,000.00.

Affiant

Sworn and subscribed before me this 27th day of March, 2026.

Notary

My Commission Expires: 2-23-30

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY