Karen Johnson Davidson County
Batch# 1401716 DEEDWARR
04/06/2026 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,534.39
20260406-0027197

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $414,700.00.

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 East Main Street, Suite 201
Hendersonville, TN 37075

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MARCH, 2026.

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

MY COMMISSION EXPIRES:
05-24-2028
(AFFIX SEAL)

05-NSH26-10783

Address of New Owner:	Send Tax Bills to:	Tax Information:
Pankaj V. Patel 433 Rolling Mill Road Old Hickory, TN 37138	PANKAJ V. PATEL 112 DEVAN KISHAN WAY MT. JULIET, TN 37122	064-02-0-117.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Angie Balch, Executor of the Estate of Herman B. Wade, deceased, and Angie Balch, Tracey Wade and Mike Wade, Heirs at Law of the Estate of Herman B. Wade, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Pankaj V. Patel, married**, hereinafter called the Grantees, their successors 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. 1 on the Plan of Resubdivision of Lot No. 3 Section Two, Herman Wade Property of record in Plat Book 6200, Page 395, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the property conveyed to Herman B. Wade and wife, Jean S. Wade, by Warranty Deed from Joel F. Throneberry, Jr. and wife, Betty L. Throneberry, of record in Book 4188, Page 808, Register's Office for Davidson County, Tennessee, dated November 10, 1967 and recorded on November 13, 1967.

Said Jean S. Wade died 19 March, 2019, leaving Herman B. Wade as the surviving spouse.

Said Herman B. Wade, also known as Herman Bland Wade, died testate on 27 August, 2024. Angie Balch was appointed executor on 12 February, 2025 in the Seventh Circuit (Probate Case No. 25P267) Court for Davidson County. Angie Balch, in their capacity as Executor of the Estate of Herman B. Wade, joins in the execution of this instrument for the purpose of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **433 Rolling Mill Road, Old Hickory, TN 37138**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 25 day of March, 2026

Tracey Wade, Heir at Law

STATE OF TENNESSEE

COUNTY OF BLOUNT

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Tracey Wade, Heir at Law of the Estate of Herman B. Wade, deceased , 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 and seal at Alcoa, TN, this 25 day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 9/24/29

KIMBERLY A MILLER
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY
My Commission Expires 09-24-2029

WITNESS my hand this 26 day of March, 2026

Angie Balch

Angie Balch, Executor of The Estate of Herman B. Wade, deceased

Angie Balch

Angie Balch, Heir at Law

Mike Wade

Mike Wade, Heir at Law

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Angie Balch, Executor and Heir at Law of the Estate of Herman B. Wade, deceased, 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 and seal at Hendersonville, TN, this 26 day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 02/10/2030

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mike Wade, Heir at Law of the Estate of Herman B. Wade, deceased , 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 and seal at Hendersonville, TN, this 26 day of March, 2026.

NOTARY PUBLIC

My Commission Expires: 02/10/2030

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-10-2030

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Rini Farrell, 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 26, MARCH 2026.

Custodian's Signature — 03/30/2026 Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 30 day of MARCH 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY