Karen Johnson Davidson County
Batch# 1410484 DEEDWARR
04/23/2026 02:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,043.40
20260423-0034431

STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00.

Affiant

SUMNER COUNTY TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2026.

Notary Public
MY COMMISSION EXPIRES:
File No. 26-25313

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patel 4 LLC (NAME)	Same as New Owner (NAME)	044-09-0-045.00
421 Woodlands Drive (STREET ADDRESS)	(STREET ADDRESS)	
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Mike Tugwell and Charlotte Tugwell, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patel 4 LLC, a Tennessee Limited Liability Company**, 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. 36 on the Plan of Section Three, the Knoll of record in Plat Book 2854, Page 110, 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 the same property conveyed to Mike Tugwell and Charlotte Tugwell by Quitclaim Deed from Mike Tugwell and Charlotte Tugwell, dated 3/27/2026 and recorded 3/31/2026 in Instrument No. 20260331-0025309, and the same property previously conveyed to Mike Tugwell, and Charlotte Tugwell by Deed dated May 27, 2016 from Johann Murray and Flora Murray, Husband and Wife, recorded June 1, 2016, in Instrument Number 20160601-0054756, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 112 Bennett Dr., 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 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 is 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. 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.

Witness my/our hand(s) this 22nd day of April, 2026.

Mike Tugwell

Mike Tugwell

Charlotte Tugwell

Charlotte Tugwell

STATE OF ~~TENNESSEE~~ RR Florida

COUNTY OF ~~SUMNER~~ RR Pinellas

On this 22nd day of April, 2026, before me personally appeared Mike Tugwell and Charlotte Tugwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2026.

Rina Rivera

Notary Signature

My commission expires: 4/26/2028

RINA RIVERA
Notary Public - State of Florida
Commission # HH 514514
My Comm. Expires Apr 26, 2028
Bonded through National Notary Assn.

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/22/26 (date of document).

Affiant Signature

4/22/26

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 22nd day of April, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29