Karen Johnson Davidson County
Batch# 1413202 DEEDWARR
04/29/2026 01:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,835.20
20260429-0037994

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,000.00 *$496,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 9/3/29
(AFFIX SEAL)

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. AP-26-1839

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ravi Patel and Nimisha Patel	Ravi Patel / Nimisha Patel	
(NAME)	(NAME)	
72 Fern Avenue	123 Agee Dr	071-14-0E-004.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Gordonsville TN 38563	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **George Carrick, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ravi Patel, a married man and Nimisha Patel, a married woman**, HEREINAFTER CALLED THE GRANTEE, 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 Unit No. 4, Sky at Fern, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions, and Restrictions of record as Instrument No. 20160830-0090887, as amended in Instrument No. 20170913-0093673 and Instrument No. 20180808-0078087 and Instrument No. 20190410-0032695, and being shown on Plat attached thereto as Exhibit "B", 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 George Carrick, a single man by Warranty Deed from Evan Cline, an unmarried man, Katie Destefano, an unmarried woman, and David Destefano and Lee Destefano, husband and wife of record in Instrument No. 20210406-0044643, Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on April 6, 2021.

The subject property was never the principal residence of the Grantor's spouse.

This is property more commonly known as 72 Fern Avenue, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 20th day of April, 2026.

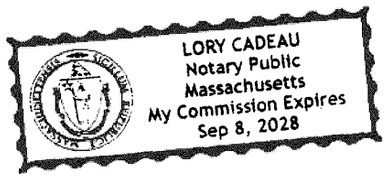
George Carrick

STATE OF Massachusetts
COUNTY OF Suffolk

On this 20th day of April, 2026, before me personally appeared George Carrick, 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 20th day of April, 2026.

Notary Signature
My commission expires: 9/8/2028



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 April 20, 2026.

J. Carlton Drumwright

April 20, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on April 20, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY