Karen Johnson Davidson County
Batch# 1456005 DEEDWARR
08/05/2026 03:59:30 PM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20260805-0072251

WARRANTY DEED

KAYLA TABOR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3/28/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0924

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Caden Patel and Devan Patel	Caden Patel and Devan Patel	093-13-0G-004.00-CO
(NAME)	(NAME)	
1208-D Hawkins Street	1208-D Hawkins Street	
(ADDRESS)	(ADDRESS)	
Nashville TN 37203	Nashville TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Six Hundred Fifty Thousand And No/100 Dollars ($1,650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BLACKHAVEN DEVELOPMENT GROUP LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CADEN PATEL, UNMARRIED AND DEVAN PATEL, UNMARRIED, as joint tenants with right of survivorship,** 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:

Lying in Davidson County, Tennessee, being Unit No. 4 of Hawkins Estates, a Horizontal Property Regime With Private Elements, as established pursuant to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20250303-0015600, and as amended in Instrument No. 20260804-0071454 in the Register's Office for Davidson County, Tennessee, Unit as shown in Exhibit "B" to which reference

is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Blackhaven Development Group, LLC, by Warranty Deed from New Hope Missionary Baptist Church dated November 15, 2024 and recorded November 22, 2024 in Instrument No. 20241122-0091633, Register's Office of Davidson County, Tennessee.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.
Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable

unimproved ☐
This is improved ☒ property, known as 1208-D Hawkins Street, Nashville, TN 37203
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 successors 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.

{REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK}

Witness our hands this 30 day of July, 2026.

Blackhaven Development Group LLC

BY: _____
Marsalis Teague
Member

BY: _____
Joseph H. Mikes
Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Marsalis Teague, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [*herself*] to be the Authorized Signatory of Blackhaven Development Group LLC, the within named bargainor, a limited liability company, and that [*s*]he as such Authorized Signatory executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself [*herself*] as Authorized Signatory.

Witness my hand and seal, this 30 day of July, 2026.

Katie Lee Rice

Notary Public

My Commission Expires: 7/24/29

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Joseph H. Mikes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself [*herself*] to be the Authorized Signatory of Blackhaven Development Group LLC, the within named bargainor, a limited liability company, and that [*s*]he as such Authorized Signatory executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself [*herself*] as Authorized Signatory.

Witness my hand and seal, this 30 day of July, 2026.

Katie Lee Rice

Notary Public

My Commission Expires: 7/24/29

KATIE LEE RICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY

Certificate of Authenticity

I, J. Trent Lehman, 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 7/30/26.

Date

Affiant Signature

8/4/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 4 day of August, 2026.

Notary's Signature

My Commission Expires: 3/29/28

Date

Notary's Seal (if on paper)

