Karen Johnson Davidson County
Batch# 1466629 DEEDWARR
09/01/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260901-0080796

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

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

Notary Public

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

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

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

05-NSH26-11172

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nishant Meraiya, Aruna Meraiya, Hiteshkumar and Monalben Patel, 113 Eston Way Mount Juliet, TN 37122	Nishant Meraiya, Aruna Meraiya, Hiteshkumar and Monalben Patel, 113 Eston Way Mount Juliet, TN 37122	086-03-0-048.00

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, **Rubert Lee Sloan and Jamie Allen Sloan, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nishant Meraiya and Aruna Meraiya, husband and wife, and Hiteshkumar Patel and Monalben Patel, husband and wife, tenants in common,** 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. 44, on the Plan of Ridgemere, of record in Plat Book 6250, Pages 937 thru 939, Register's office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Rubert Lee Sloan Jr. and wife, Jamie Allen Sloan by Warranty Deed from Gemcraft Homes (Tennessee), Inc of record in Book 7811, Page 397, Register's Office for Davidson County, Tennessee, dated March 10, 1989 and recorded on April 07, 1989.

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: **1717 Ridgemere Court, Hermitage, TN 37076**

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 24th day of August, 2026

Rubert Lee Sloan

Jamie Allen Sloan

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 Rubert Lee Sloan and Jamie Allen Sloan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 24th day of August, 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 24, August 2026.

Custodian's Signature — Date: 08/26/2026

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 26 day of August 2026.

Notary Public

MY COMMISSION EXPIRES: 05-24-2028

CARRIE THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY