Karen Johnson Davidson County
Batch# 1476396 DEEDWARR
09/22/2026 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,941.50
20260922-0087921

| | |
|---|---|
| | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $795,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 18th day of September, 2026.<br><br>Notary Public<br>My commission expires:<br><br>LINZIE HAHN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-05-2029 |

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **Tye Duran Rochner**<br>**Mary Cowles Rochner** | **MEGA CAPITAL FUNDING INC.,** | **171040A07900CO** |
| **5504 Nevil Point** | **26637 AGOURA RD, STE 100** | |
| **Brentwood, TN 37027** | **CALABASAS, CA 91302** | |

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 HEREBY ACKNOWLEDGE, WE,

**Mukesh Patel and Sangita Patel, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tye Duran Rochner and Mary Cowles Rochner, husband and wife**

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. 69, Brownstone, Section Two, Revision One, of record in Plat Book 9700, Page 942, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mukesh Patel and Sangita Patel, husband and wife, by Warranty Deed from RuthMary Suzette Ticker Wimpy, formerly known as Ruthmary Tucker, and Kevin Wimpy, husband and wife, dated June 1, 2010, of record in Instrument No. 20100614-0046053, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

HOA Rules and Regulations of record in Instrument No. 20221220-0131585, said Register's Office.

Easements of record in Instrument No. 20220127-0009784, said Register's Office.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5504 Nevil Point, Brentwood, TN 37027.

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 in 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.

_____ Date: 9/15/24
Mukesh Patel

_____ Date: 9/15/24
Sangita Patel

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mukesh Patel and Sangita Patel, the within named Grantor(s), 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, at office, this 15th day of September 2024.

MARK B LEMDOM
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires on 05/08/2029

NOTARY PUBLIC

My Commission Expires: 5/8/29

# Certificate of Authenticity

I, Mark Jaeger, 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

9/18/24
Date

Affiant Signature

9/18/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 18th day of September, 2024

Notary's Signature
My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029