Karen Johnson Davidson County
Batch# 1477396 DEEDWARR
09/25/2026 10:38:30 AM 3 pgs
Fees: $18.00 Taxes: $4,395.60
20260925-0088995

WARRANTY DEED

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

File No. AP-26-3924

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,188,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Richard Limehouse	**New Owner**	
(NAME)	(NAME)	105-13-4G-001.00-CO
2220A 11th Avenue South		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **Soha S. Patel and Sandeep R. Patel, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Limehouse, a married man,** 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being a certain private element unit situated in Davidson County, Tennessee, and being Unit A, of 2220 11th Avenue South Townhomes, a horizontal property regime with private elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 2220 11th Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20161123-0123940; as amended in Instrument No. 20170413-0036100 and in Instrument No. 20171120-0118718, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, as set forth in said Declaration, as amended. Reference is hereby made to the Site Plan of Units A & B, 2220 11th Avenue South, attached as Exhibit to said Declaration, as amended, for a more complete identification and placement of such Unit.

Being the same property conveyed to Soha S. Patel, an unmarried woman by Warranty Deed from Q&A Holdings GP, a Tennessee General Partnership of record in Instrument No. 20180706-0065467 Register's Office for Davidson County, Tennessee, dated June 29, 2018 and recorded on July 06, 2018.

Being the same property conveyed to Soha S. Patel and Sandeep R. Patel, wife and husband by Quitclaim Deed from Soha S. Patel, married of record in Instrument No. 20230508-0033692 Register's Office for Davidson County, Tennessee, dated May 05, 2023 and recorded on May 08, 2023.

This is property more commonly known as 2220A 11th Avenue South, Nashville, TN 37204.

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 22nd day of September, 2026.

Soha S. Patel

Sandeep R. Patel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of September, 2026, before me personally appeared Soha S. Patel and Sandeep R. Patel, 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 September, 2026.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Alli Pinkston, 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 **September 22, 2026**.

Date

Alli P

Affiant Signature

9/24/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24** day of _____, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County

202609250088995