RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-42505-26

Karen Johnson Davidson County
Batch# 1478621 DEEDWARR
09/29/2026 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260929-0089955

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Allyson Williams
AFFIANT

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

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-28-2030

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jayantibhai Patel 749 Fitzpatrick Rd. Nashville, TN 37214	Same address as new owner	096-16-0-119

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($375,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **KATHLEEN S. RICHARDSON AND THOMAS E. RICHARDSON, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **JAYANTIBHAI PATEL A MARRIED MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section One-A, Larchwood, of record in Book 5060, Page 137, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Kathleen S. Richardson and Thomas E. Richardson, wife and husband, from Kathleen S. Robertson, unmarried by Quitclaim Deed dated March 18, 2024, and recorded March 25, 2024, in Instrument Number 20240325-0020355, said Register's Office.

Being the same property conveyed to Kathleen S. Robertson, unmarried, from Noble Properties, Inc. by Warranty Deed dated August 26, 2010, and recorded September 3, 2010, in Instrument Number 20100903-0070186, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 749 Fitzpatrick Road, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 23rd day of September, 2026

GRANTOR(S)

Thomas Richardson

Kathleen S. Richardson

STATE OF INDIANA
COUNTY OF ST. JOSEPH

Personally appeared before me, a Notary Public, Thomas Richardson and Kathleen S. Richardson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 23rd day of Sept. 2026.

Notary Public

CHRIS G WAITE
Notary Public - Seal
St Joseph County - State of Indiana
Commission Number NP0745501
My Commission Expires Dec 13, 2030

CHRIS G WAITE
Printed Notary Name

My commission expires: 12/13/2030

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 9123126 (date of document).

Jennifer Pennell

9124126

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 9124, 2026.

DAVID P. WEBBER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 20, 2026
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: _____

Notary's Seal