Karen Johnson Davidson County
Batch# 1478676 DEEDWARR
09/29/2026 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,256.00
20260929-0090023

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 10 day of September, A.D., 2026, by and between

Nimish Dhiraj Patel and Sheetal Bharat Patel, husband and wife

First Parties, and

Poojitha Matta, an unmarried woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 15 on the John W. Hart's Addition to East Nashville, as shown on plat of record in Book 57, page 129, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description hereof.**

Being the same property conveyed to Nimish Dhiraj Patel and Sheetal Bharat Patel, husband and wife by Deed dated November 10, 2022 from Richard J. Harris, a single man and Springdale Development, LLC, a Tennessee Limited Liability Company, recorded November 16, 2022, in Instrument Number 20221116-0122122, in the Official Records of Davidson County, Tennessee.

OWNER:
Poojitha Matta
725 Hart Avenue
Nashville, TN 37206

RESPONSIBLE TAXPAYER:
Sun West Mortgage Company
18303 Gridley Road
Cerritos, CA 90703

CLT # 082-08-0-24200

**Included in the above described property but expressly Excluded from this conveyance is 32 square feet conveyed to The Nashville Housing Authority by Deed dated February 24, 1964 and filed of record in Book 3701, page 313, Register's Office for Davidson County, Tennessee.

MR-SR-843132

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____ × _____

Nimish Dhiraj Patel Sheetal Bharat Patel

✓STATE OF Texas

✓COUNTY OF Travis

Personally appeared before me, Nimish Dhiraj Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 20 25.

(seal)

AARON DAI VU
Notary ID #135536468
My Commission Expires
October 15, 2029

✓_____
Notary Public

My Commission Expires:✓ 10/15/2029

✓STATE OF Texas

✓COUNTY OF Travis

Personally appeared before me, Sheetal Bharat Patel, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of December, 20 25.

(seal)

AARON DAI VU
Notary ID #135536468
My Commission Expires
October 15, 2029

✓_____
Notary Public

My Commission Expires:✓ 10/15/2029

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OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 980,000.00.

Affiant

STATE OF Tennessee, COUNTY OF Rutherford

Subscribed and sworn before me this the 10 day of September, 2026.

Signature of Notary Public

John Parker

Printed Name of Notary

05-20-26

Commission Expiration

Notary Seal

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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Certificate of Authenticity

I, Ashley Adams, 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 **9/10/26**.

Date

Affiant Signature

9/29/26

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **29th** day of _____, 2026.

Jameka Braden

Notary's Signature

My Commission Expires: 10/17/2029

Date

Notary's Seal (if on paper)

