WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: [illegible], 2019

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Awilda Perez	FIRST BANK MORTGAGE	142-06-0-081.00
(NAME)	(NAME)	
7416 Birkdale Place	PO BOX 11733	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	NEWARK, NJ 07101	
(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, WE, **Purusottam Jena and Tripti Bardhan Jena, Co-Executors of the Estate of Smriti Bardhan,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Awilda Perez, an unmarried woman,** 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:

Being Lot No. 5 on the Plan of Birkdale Place, as of record in Plat Book 7900, Page 971, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Smriti Bardhan by Warranty Deed from South Harpeth Construction, Inc. dated April 24, 1996 of record in Book 10027, page 708 Register's Office for Davidson County, Tennessee. The said Smriti Bardhan died testate on 9/14/2017, vesting his real property in Purusottam Jena and Tripti Bardham Jena, as Co-Executors of The Estate of Smriti Bardhan in the Last Will and Testament of Smriti Bardhan admitted to probate in Case No. 17P2043, in the Probate Court for Davidson County.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 7416 Birkdale Place, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Bill Garrett Davidson County
Batch# 81474 DEEDWARR
04/16/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $882.45
20180416-0035793

File No.: 38653
Warranty Deed Individual BP LE1

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 our hands this 16th day of April, 2018.

PURUSOTTAM JENA AND TRIPTI BARDHAM JENA, CO-EXECUTORS OF THE ESTATE OF SMRITI BARDHAN

* Purusottam Jena

Purusottam Jena
Co-Executor

* Tripti B. Jena

Tripti Bardham Jena
Co-Executor

State of VIRGINIA

County of FAIRFAX CO.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Purusottam Jena and Tripti Bardha, Co-Executors of The Estate of Smriti Bardhan, the the bargainor, 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 in their capacity as Co-Executors for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 16th day of April, 2018.

Notary Public
My Commission Expires: APR 30 2019

MARIO STRBA
COMMONWEALTH OF VIRGINIA
REG. NO. 7649945 EXP. 08-31-19
NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ernest D Bennett III

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Ernest D. Bennett, III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 9-7-20

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020