Bill Garrett Davidson County
Batch# 107041 DEEDWARR
06/21/2018 09:13:22 AM 2 pgs
Fees: $13.00 Taxes: $1,132.20
20180621-0059803

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 day of June, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jitin Chatlani and Samantha Chatlani		141 15 0B 042.00
(NAME)	(NAME) NEW OWNER	
6805 River Ridge Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Six Thousand And No/100 Dollars ($306,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John Zambenini and Minda Zambenini, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jitin Chatlani and Samantha Chatlani, 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. 250 on the Plan of Rolling River Estates Phase III of record in Plat Book 5200, Page 81, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Westbrook, a single man by Warranty Deed from Douglas W. Powell, unmarried, and Barbara S. Powell, unmarried dated May 20, 2015 and recorded May 26, 2015 as Instrument No. 20150526-0048108, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John Zambenini and Minda Zambenini, husband and wife by Warranty Deed from Eric Westbrook, joined by his spouse, Laura Miller Westbrook dated October 31, 2017 and recorded November 6, 2017 as Instrument No. 20171106-0113651, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 6805 River Ridge Drive, Nashville, TN 37221

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, has 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 15th day of June, 2018

John Zambenini

Minda Zambenini By John Zambenini AS ATTORNEY IN FACT

Minda Zambenini, by John Zambenini, as attorney in fact

STATE OF ~~Tennessee~~ North Carolina

County OF Durham

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared John Zambenini, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Minda Zambenini, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Minda Zambenini, for the purposes therein contained.

Witness my hand and official seal, this the 15th of June, 2018.

Notary Public

My Commission Expires: 02/09/20

(SEAL)

LYNN LOWRY
NOTARY PUBLIC
Wake County
North Carolina
My Commission Expires Feb. 9, 2020

File Number: GRN-184006SSO