Karen Y Johnson Davidson County
Batch# 143334 DEEDWARR
09/20/2018 10:38:30 AM 4 pgs
Fees: $23.00 Taxes: $452.88
20180920-0093244

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to: Amrock, 662 Woodward Avenue, Detroit, MI 48226

Order Number: 64723853

GENERAL WARRANTY DEED

6472 3853 - 4689692

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Abhinav Sharan, an unmarried man, and Rita Sharan, a married woman**, for One Hundred Twenty-Two Thousand Four Hundred and No/100 Dollars ($122,400.00) and other valuable consideration paid, warrants the title against all person whomsoever and do hereby conveys unto the Grantee(s), **Soheila Gilani, a married woman**, whose address is 9232 Queensboro Court, Colliverville, Tennessee 38027, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot 168 on the Hortense Plan of Nashville, of record in Book 161, Page 167, of the Registers Office for Davidson County, Tennessee said Lot 168 fronts 50 feet on the Westerly side of Woodfin Street and runs back between parallel lines 140-feet to a 20-foot alley and being a part of the same property conveyed by B.F. Shields to Julia Moore, by deed of record in Book 314, Page 615 of said Register's Office. Being the same property conveyed to Carroll D. Davis and Mary Lou Davis, Living Trust by Cash Deed for Tennessee from Alphonso Jackson, acting Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 10th day of May, 2004 in Instrument No. 20040510-0053103, in the Register's Office of Davidson County, Tennessee.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

The Grantor(s) do hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that they have good right to sell and convey the said real property and that the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 092-13-385.00
Street address of property: 253 35th Avenue North, Nashville, Tennessee 37209-3931
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20081002-0100291 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Soheila Gilani, 9232 Queensboro Court, Colliverville, Tennessee 38027

This property does not constitute the homestead property of the grantor, Rita Sharan.

Signed this 14th day of September, 20 18.

Signatures of Grantors:

Abhinav Sharan

Rita Sharan
Rita Sharan

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 14th day of September, 20 18 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Abhinav Sharan and Rita Sharan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

GREG D. DAVIS
NOTARY PUBLIC
STATE OF TENNESSEE

commission expires: 12-23-2020

Property Address: 253 35th Avenue North, Nashville, Tennessee 37209-3931
Tax Parcel: 092 13 0 385.00

Oath of Consideration

I or we, Rita & Abhinav Sharan, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $122,400.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Signed this 14th day of September, 2018.

Signatures of Affiant(s):

Rita Sharan

Sworn and subscribed before me this 14th day of September, 2018

GREG D. DAVIS NOTARY PUBLIC STATE OF TENNESSEE

commission expires: 12-23-2020

Notary Public

True Copy Certification

I, **John Janeway**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, **Thomas S. Buxton**, a notary public for this county and state, **John Janeway** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary' Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE