Karen Johnson Davidson County
Batch# 193132 DEEDWARR
02/07/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $704.85
20190207-0011928

WARRANTY DEED

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-06-2022

O-BR-19-2410

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-6-2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Oscar Juarez	New Owner	
(NAME)	(NAME)	
2410 Una Antioch Pike (Lot 1)		**P/O 149-00-0-191.00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARUP BANDYOPADHYAY AND WIFE, NANDITA BANDYOPADHYAY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OSCAR JUAREZ AND IRIS MCGOLDRICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1 on the Plan of Final Plat 2410 UNA Antioch Pike of record in Instrument Number 20190129-0008425, 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 a portion of the same property conveyed to Arup Bandyopadhyay and wife, Nandita Bandyopadhyay by Warranty deed from Guy T. Wright and Shirley C. Wright, Trustees under the of record in Instrument No. 20050516-0054693 Register's Office for Davidson County, Tennessee, dated May 12, 2005 and recorded on May 16, 2005.

This conveyance is subject to:
- Taxes for the year 2019 and thereafter, not yet due and payable;
- Sanitary sewer easement of record in Book 9731, Page 715, in the Register's Office for Davidson County, Tennessee;
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract;
- Title to that portion of the property embraced within the bounds of any streets, roads or alleys;
- Subject to all matters shown on the Plan of record as Instrument Number 20190129-0008425, Register's Office of Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2410 Una Antioch Pike (Lot 1), Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 6th DAY OF FEBRUARY, 2019.

Arup Bandyopadhyay

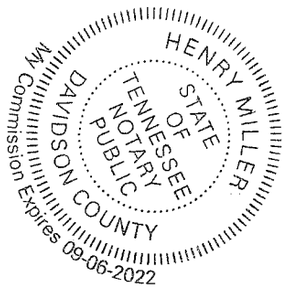
Nandita Bandyopadhyay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ARUP BANDYOPADHYAY, the within named bargainor, 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 and official seal, this the 6th of February, 2019.

Notary Public
My Commission Expires: 9-6-2022
(SEAL)

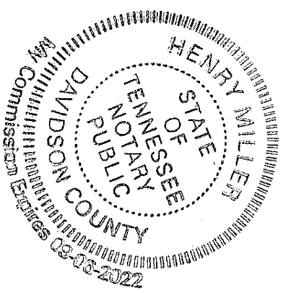


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANDITA BANDYOPADHYAY, the within named bargainor, 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 and official seal, this the 6th of February, 2019.

Notary Public
My Commission Expires: 9-6-2022
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 03/21/2022

Notary's Seal:

