Name and Address of New Owner:
Daniel Joshua Lansky and Sarah Glassner Lansky
812 Magnolia Court East
Nashville, TN 37221

Send Tax Bills To:
Same

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 212526 DEEDWARR
04/02/2019 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20190402-0029433

Map & Parcel No: 142-11-0B-027.00-CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Charanjit Kumar, A Married Man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Joshua Lansky and Sarah Glassner Lansky, Husband and Wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 27 on the the Plan of Magnolia Place, as of record in Instrument Book 7900, Page 729, said Register's Office, to which plan reference is hereby made for a complete description of said lot.

Being all the same property conveyed to Charanjit Kumar, an unmarried man, by deed from Bangchi Shi and husband, Jiging Sai, recorded on July 10, 2007, and of record in Instrument No. 20070710-0082232, Register's Office for Davidson County, Tennessee. The said Charanjit Kumar having since married to Ramesh Rani.

This is improved property known as 812 Magnolia Court East, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 1st day of April, 2019.

Charanjit Kumar (SEAL)
Charanjit Kumar

Ramesh Rani (SEAL)
Ramesh Rani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of April, 2019, before me personally appeared Charanjit Kumar and Ramesh Rani, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1st day of April, 2019.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $402,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Heather R. Hunter
(Affiant)

Sworn to and subscribed before me this
1st day of April, 2019.

Danielle Williams
Notary Public
My commission expires: 5-2-22
File No. 2019-188

DANIELLE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

Certificate of Authenticity

I, Lisa Small, 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.

Lisa Small

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Heather Hunter, a notary public for this county and state, Lisa Small who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather R Hunter

Notary's Signature

My Commission Expires: July 24, 2022

Notary's Seal (If on paper)

HEATHER R. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY