THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190219353

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00

Affiant

Subscribed and sworn to before me, this 28th day of March, 2019.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Karen Johnson Davidson County
Batch# 212929 **DEEDWARR**
04/02/2019 11:09:27 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20190402-0029716

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Manish & Manasi Family Trust 1548 Ashcroft Way Sunnyvale, CA 94087	New Owner	Tax Parcel ID No. 064-13-0F-001.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nashua Joseph Amis, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Manish S. Ranade and Manasi V. Sahasrabudhe as Trustees of the Manish & Manasi Family Trust dated May 1, 2017**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Lot No. 5 of the Cottages at 4410 Old Hickory Blvd., a Horizontal Property Regime with Private Elements, as recorded in the Declaration of Covenants, Conditions and Restrictions for The Cottages at 4410 Old Hickory Blvd., a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160111-0002642, amended in Instrument Number 20161014-0108928, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashua Joseph Amis, a single man by Warranty Deed from Michael T. Polston, a married man, recorded on the 15th day of July, 2016 in Instrument No. 20160715-0073114, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRYVILLE, as recorded in Plat Book 421, Page(s) 117.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160111-0002642, amended at Instrument Number 20161014-0108928.

This is improved property located at 4410A Old Hickory Blvd Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of March, 2019.

Nashua Joseph Amis March 28, 2019

Nashua Joseph Amis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nashua Joseph Amis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2019.

Kate Rosenthal

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022