WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/25/19
(AFFIX SEAL)

SEVIERVILLE BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Johnson Davidson County
Batch# 223465 DEEDWARR
04/29/2019 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20190429-0039345

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-0195

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Atanu Khatua and Ajanta Roy, husband and wife	Atanu Khatua Ajanta Roy	Map: 091090A00700CO
(NAME) 6038 Deal Ave.	(NAME) 610 Bowling Ave	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nash TN 3721S	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($155,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSA A. QUINTEROS, UNMARRIED, A/K/A ROSA A. QUINTERO,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ATANU KHATUA AND AJANTA ROY, 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 Unit 7, on the Plan of Deal Avenue, Planned Unit Development, of record in Plat Book 6200, Page 354, (also referred to as Parkside Place in the Declaration of Covenants, Conditions, and Restrictions of record in Book 6714, Page 400) Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rosa A. Quintero, unmarried, A/K/A Rosa A. Quinteros, by deed from Andrea L. Britt, unmarried, of record in Instrument No. 20170503-0043518, dated May 1, 2017, Register's Office for said County.

Rosa A. Quinteros and Rosa A. Quintero being one and the same person.

This conveyance is made subject to: (1) 2019 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 354, said Register's Office.

Deed of common areas to Homeowner's Association of record in Book 6862, Page 510, said Register's Office.

Charter for Homeowner's Association of record in Book 6676, Page 41, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in 6714, Page 400, and Book 6714, Page 408, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 6038 Deal Ave., Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 25th day of April, 2019.

Rosa A. Quinteros

Rosa A. Quinteros

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rosa A. Quinteros with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the respectively of Rosa A. Quinteros the within named bargainer, and that he/she as such being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of April, 2019.

Notary Public

My Commission Expires:

1/3/23

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019