Karen Johnson Davidson County
Batch# 253814 DEEDWARR
07/08/2019 02:49:22 PM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20190708-0066341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2019.

Notary Public

My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brett Shapiro	United Wholesale Mortgage	141-07-0B-176.00-CO
1020 Summerview Court	585 South Boulevard E	
Nashville, TN 37221	Pontiac, MI 48341	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kaushal Kumar Chaturvedi and Wife, Asha Rani Chaturvedi

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brett S Shapiro, An Unmarried Man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 181 on the Plan of Somerset Farms Section 4, Phase 4 of record in Plat Book 9700, Page 658, 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 the same property conveyed to Kaushal Kumar Chaturvedi and wife, Asha Rani Chaturvedi and Pravin K. Shukla, unmarried by Warranty deed from Somerset Farms, a Tennessee Joint Venture of record in Book 11654, page 429, Register's Office for Davidson County, Tennessee, dated September 03, 1999 and recorded on September 08, 1999. (Value or consideration shown in aforementioned deed $148,900.00.)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-V265-19-1020

Being the same property conveyed to Kaushal Kumar Chaturvedi and wife, Asha Rani Chaturvedi by Quitclaim deed from Kaushal Kumar Chaturvedi, Asha Rani Chaturvedi, and Pravin K. Shukla of record in Instrument No. 20020424-0050465 Register's Office for Davidson County, Tennessee, dated April 09, 2002 and recorded on April 24, 2002. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 1020 Summerview Court Nashville, Tennessee 37221.

This is ☐ improved **1020 Summerview Court, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 2nd day of July, 2019.

Kaushal Kumar Chaturvedi

Asha Rani Chaturvedi

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kaushal Kumar Chaturvedi and Asha Rani Chaturvedi, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 2nd day of July, 2019.

Notary Public
My Commission Expires: May 9, 2021

KELLY JEAN BIERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 19-000152-528

SP 11/2015