WARRANTY DEED

Karen Johnson Davidson County
Batch# 262397 DEEDWARR
07/25/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $2,060.90
20190725-0073426

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JENNIFER SHANE NOTARY STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 1531 Hunt Club Blvd, Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terese Lantos Scott Wofford	New Owners	061 12 0 199.00
(NAME)	(NAME)	
1152 Greenland Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Guru Shah and Neha Shah, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Terese Lantos and Scott Wofford, wife and husband,** 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, and described as follows, to-wit:

BEING the Westerly 100 feet of Lot No. 26 on the "Map of the Subdivision of the Greenland Tract", as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 fronts 100 feet on the southerly side of Greenland Avenue and runs back from the center of said Avenue 430.3 feet on the westerly line and 440 feet, more or less, on the easterly line to the southerly line of said subdivision, measuring 100 feet thereon.

BEING the same property conveyed to Guru Shah and Neha Shah, husband and wife, by Warranty Deed from Jonathan Gardner, a single man, dated August 21, 2018 and recorded August 28, 2018 in Instrument Number 20180828-0085022, Register's Office for Davidson County, Tennessee.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1152 Greenland Ave., Nashville, TN 37216

(House Number) (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 my/our hands this 19th day of July, 2019.

By: AS ATTORNEY IN FACT

Guru Shah
By:Michael Gaughan, as Attorney-in-Fact

By: AS ATTORNEY IN FACT

Neha Shah
By:Michael Gaughan, as Attorney-in-Fact

Michael Gaughan executed this instrument on behalf of Guru Shah and Neha Shah pursuant to Powers of Attorney of record in Instrument No. 201907250073424 and Instrument No. 201907250073425 Register's Office, Davidson County, Tennessee.

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Gaughan with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Guru Shah as his Attorney in Fact as the free act and deed of the within named Michael Gaughan.

WITNESS my hand and seal this 19th day of July, 2019.

Patti Robitaille
Notary Public
My Commission Expires: _____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Gaughan with whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Neha Shah as her Attorney in Fact as the free act and deed of the within named Michael Gaughan.

WITNESS my hand and seal this 19th day of July, 2019.

Patti Robitaille
Notary Public

My Commission Expires: _____

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

File No.: 20192134

True Copy Certification

I, Elizabeth Preston, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020