Name and Address of New Owner:
Manish Kharat
1093 Millwood Ct
Brentwood, TN 37027-8478

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 265231 DEEDWARR
08/01/2019 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20190801-0076088

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

Map & Parcel No: 145-09-0-001

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, **Brad Dodge**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Manish Kharat,** "the Grantee," 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 26 on the plan of Otter Creek Hills, as of record in Book 2900, Page 110 and 111, Register's Office for said County.

Said Lot No. 26 fronts 91 feet on the easterly side of Otter Valley Lane and extends back 338 feet on the southeasterly line and 403.5 feet on the northwesterly line to a dead line, which is a broken line, measuring 397.2 feet thereon.

Being the same property conveyed to Brad Dodge, by Warranty Deed from Spiritual Assembly of The Bahai's of Nashville, recorded July 06, 2015, of record in Instrument No. 20150706-0064670, in the Register's Office of Davidson County, Tennessee.

This is improved property known as Otter Valley Lane, Nashville, Tennessee, 37215.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 31st day of July, 2019.

Brad Dodge (SEAL)
Brad Dodge

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of July, 2019, before me personally appeared Brad Dodge, 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's (or persons') free act and deed.

Witness my hand, at office, this 31st day of July, 2019.

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

Notary Signature
My commission expires:

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 $140,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 31st day of July, 2019.

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

Notary Public
My commission expires:
File No. 2019-418

True Copy Certification

I, Dellana Lashorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lashorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19