WARRANTY DEED

Karen Johnson Davidson County
Batch# 289431 DEEDWARR
09/23/2019 09:34:31 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190923-0096210

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20 day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210. Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael A. Shorette and Eda E. Shorette		117 03 0A 079.00
(NAME)	(NAME)	
3000 Hillsboro Pike, Unit 79	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Sharad Kumar and Geeta Kumar, Trustees under the Kumar Living Trust dated February 17, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Shorette and Eda Shorette, 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 No. 79 on the Plan of Versailles Apartments, of record in Plat Book 5050, Page 80, as corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sharad Kumar and wife, Geeta Kumar by Warranty Deed from Janet. M Hasslock and Connie H. Allen, dated October 14, 2005 and recorded October 20, 2005, as Instrument No. 20051020-0126703, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Sharad Kumar and Geeta Kumar, Trustees under the Kumar Living Trust dated February 17, 2018 by Quitclaim Deed from Sharad Kumar and wife, Geeta Kumar, dated March 28, 2018 and recorded April 11, 2018, as Instrument No. 20180411-0034183, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: GRN-1909595SSO

unimproved ☐
This is improved ☒ property, known as 3000 Hillsboro Pike, Unit 79, Nashville, TN 37215

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 19 day of September 2019

Sharad Kumar and Geeta Kumar, Trustees under the
Kumar Living Trust dated February 17, 2018

BY: _____
Sharad Kumar, Trustee

STATE OF ~~TENNESSEE~~ Wisconsin

COUNTY OF WAUKESHA

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Sharad Kumar with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged himself to be the Trustee of the Kumar Living Trust dated February 17, 2018,the within named bargainor, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of September, 2019.

_____
Notary Public

My Commission Expires: 01/08/2021

(SEAL)

CHERYL A STACK
Notary Public
State of Wisconsin

File Number: GRN-1909595SSO