Karen Johnson Davidson County
Batch# 292181 DEEDWARR
09/27/2019 09:00:45 AM 2 pgs
Fees: $13.00 Taxes: $1,627.63

20190927-0098347

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville. TN 37215

SACHAN-H19254

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF September, 2019.

(Affix Seal) Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#
Vinay Kumar Sachan, an unmarried man, and Dileep Singh Sachan, a married man, as join tenants with rights of survivorship	NEW OWNER'S	117.02-0-191.00
2819 22nd Avenue South		
Nashville, TN 37215		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, KIMBERLY ANN BURTON, EXECUTRIX, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Vinay Kumar Sachan, an unmarried man, and Dileep Singh Sachan, a married man, as join tenants with rights of survivorship, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 34 of Block 3 on the Plan of W.V. Davidson's Hillsboro Highlands Section 2 & 3 of record in Book 843, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 80 feet on the westerly side of 22nd Avenue South and runs back between parallel lines 165 feet to a line in the rear which measures 80 feet thereon.

Being the same property conveyed to John L. Von Dohlen by deed from William H. Boner and wife, Traci Peel Boner of record in Book 8628, Page 234, recorded on 05/18/1992, Register's Office for Davidson County, Tennessee.

John L. Von Dohlen having died on 07/03/2019 - Petition to Probate, Last Will and Testament, and Notice of Hearing filed in Docket #19P1409. Davidson County Circuit Court.

Letter of Testamentary signed on September 5th, 2019 by Richard R. Rooker, Clerk, appointing KIMBERLY ANN BURTON, AS EXECUTRIX of the Estate of John L. Von Dohlen

( ) unimproved
This is (X) improved property known as 2819 22nd Avenue South, Nashville, Tennessee 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 hand(s) this 16th day of September, 2019 :

Kimberly Ann Burton

Kimberly Ann Burton, Executrix

STATE OF Tennessee

COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the undersigned, **Kimberly Ann Burton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Executrix** of **The Estate of John Von Dohlen,** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the **Executrix** as **Kimberly Ann Burton.**

Witness my/our hand(s) this 16 day of Sept, 2019.

Notary Public

My Commission Expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023