Name and Address of New Owner:
Jonathan Coca and Megan Coca
3329 Towneship Rd
Antioch, TN 37013
Send Tax Bills To:
Pinnacle Bank
150 3rd Ave South #1000
Nashville, TN 37201
This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Karen Johnson Davidson County
Batch# 302022 DEEDWARR
10/17/2019 09:18:33 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20191017-0106377

Map & Parcel No: 150-11-0-143.00

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, **Praveen Y. Pedankar, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan Coca and Megan Coca, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Towne Village of The Country, Section Three, of record in Plat Book 5200, Page(s) 268 and 269, 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 Praveen Y. Pedankar, unmarried by Warranty Deed from Francisco J. Melgar and Citlaly Berenice Juarez, both unmarried, of record in Instrument No. 20160913-0095925, Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

Being improved property also known as 3329 Towneship Rd., Nashville, Tennessee 37013

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 15th day of October, 2019.

_____(SEAL)
Praveen Y. Pedankar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Praveen Y. Pedankar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of October, 2019.

_____
Notary Public
My commission expires: 11-5-19

DAVIDSON COUNTY SANDY BALENT STATE OF TENNESSEE NOTARY PUBLIC

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 $185,000.00, 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
15th day of October, 2019.

_____
Notary Public
My commission expires: 3-2-2021

ANN ELISE WALSTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER
My Comm. Expires

File No. 2019-430