WARRANTY DEED

Karen Johnson Davidson County
Batch# 316300 DEEDWARR
11/15/2019 09:48:12 AM 2 pgs
Fees: $13.00 Taxes: $2,272.72
20191115-0117954

B-C-19-5808

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $614,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 4/21/2020

(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patrick Parker and Kristen Parker	New Owner	
(NAME) **5808 Chaseview Road**	(NAME)	**156-13-0-014.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **DESH R. DUSEJA AND LATA DUSEJA, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICK JUSTIN PARKER AND KRISTEN JOHSE PARKER, HUSBAND AND WIFE, AND MICHAEL JAMES NOONAN AND BARBARA JEAN NOONAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 4 on the Plan of Revision Two, Final Plat for Chase Creek, of record in Plat Book 9700, Page 524, 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 Desh R. Duseja and Leta Desesa, husband and wife by Special Warranty Deed from The Provident Bank d/b/a PCFS Financial Services, of record in Instrument No. 20040823-0101510, Register's Office for Davidson County, Tennessee, dated August 18, 2004 and recorded on August 23, 2004. Leta Desesa is one and same as Lata Desesa. Her name was inadvertently misspelled in the current deed of record.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 524 and Instrument No. 20050725-0086191, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10659, Page 914, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 10659, Page 930, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement of record in Book 10232, Page 329, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5808 Chaseview Road, Nashville, Tennessee 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 13th DAY OF NOVEMBER, 2019.

Desh R Duseja by [illegible] Attorney in fact
Desh R. Duseja by Margaret Means, Attorney in Fact

Lata Duseja by [illegible] Attorney in fact
Lata Duseja by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DESH R. DUSEJA AND LATA DUSEJA, and who acknowledged he/she/they executed the same as the free act and deed of the said DESH R. DUSEJA AND LATA DUSEJA.

Witness my hand and official seal, this the 13th of November, 2019.

Dawn Martin
Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212