WARRANTY DEED

Karen Johnson Davidson County
Batch# 318110 DEEDWARR
11/21/2019 10:10:35 AM 2 pgs
Fees: $13.00 Taxes: $3,145.00

20191121-0120320

File # 14270

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 6/11/2023

(AFFIX SEAL)

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAAR Property, LLC	NEW OWNER	06513013600
(NAME) Alan L Wernick	(NAME)	
(ADDRESS) 2920 Polo Field Rd	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Surendra S. Kumar and Carolyn M. Kumar,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **HAAR Property, LLC,** 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 Lot No. 4 on the Plan of Scotts Hollow, Phase One, Section Four, of record in Plat Book 11190, Page 59, Register's office for Davidson County, tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Surendra S. Kumar and wife, Carolyn M Kumar, by deed of record in Instrument No. 20010201-0009901 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 4833 Lebanon Pike, Hermitage, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 15th day of November, 2019.

Surendra S. Kumar

Carolyn M. Kumar

State of Tennessee
County of Davidson

Personally appeared before me Surendra S. Kumar and Carolyn M. Kumar, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of November, 2019.

Notary Public
My Commission Expires: 6/11/2023

File No.: 14270

LOGAN C. E. BELL
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
06/11/2023
COUNTY OF CHEATHAM