Karen Johnson Davidson County
Batch# 328757 DEEDWARR
12/12/2019 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $969.40
20191212-0128328

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912753

WARRANTY DEED

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE,
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2019.

NOTARY PUBLIC

My commission expires: 12/15/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy Zeller 107 W End Place Nashville, TN 37205	Same address as new owner	104-09-0-G-007.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Two Thousand and 00/100 Dollars ($262,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ANANDA RAKHIT AND MADUMITA RAKHIT**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **AMY ZELLER, ~~UNMARRIED~~ a married WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 7, LOCATED ON THE LOWER FLOOR OF BUILDING NO. A, WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS), AS SHOWN IN EXHIBIT B TO THE MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS) OF RECORD IN BOOK 6809, PAGES 610-620, AND AMENDED IN BOOK 9992, PAGE 744, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALONG WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS THERETO OF 1.06078 PER CENT AND SUBJECT TO ALL TERMS AND CONDITIONS OF SAID MASTER DEED AND BYLAWS ESTABLISHING A HORIZONTAL PROPERTY REGIME FOR WEST END PLACE CONDOMINIUMS (F/K/A PARK CIRCLE CONDOMINIUMS) OF RECORD IN BOOK 6809, PAGE 569, AS AMENDED IN BOOK 9992, PAGE 744, SAID REGISTER'S OFFICE.

Being the same property conveyed to Ananda Rakhit and Madumita Rakhit, husband and wife, by Warranty Deed from Laura Covington, unmarried, dated 5/8/2015, recorded 5/11/2015, of record in Instrument No. 20150511-0042656, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 107 W End Place, Nashville, TN 37205, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of December, 2019.

Ananda Rakhit

ANANDA RAKHIT BY MADUMITA RAKHIT, ATTORNEY-IN-FACT

Madhumita Rakhit

MADUMITA RAKHIT

LAWRENCE UNDERWOOD NOTARY PUBLIC MY COMMISSION EXPIRES 5/21/2023 DEKALB COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, a Notary Public Madumita Rakhit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of December, 2019.

LAWRENCE UNDERWOOD

Notary Public
My commission expires: 8/21/2023

LAWRENCE UNDERWOOD NOTARY PUBLIC MY COMMISSION EXPIRES 5/21/2023 DEKALB COUNTY, GEORGIA

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before me, a Notary Public, Madumita Rakhit, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence), on behalf of Ananda Rakhit by Power of Attorney granted on 11/20/19 and acknowledged that he executed the same as the free act and deed of the said Ananda Rakhit.

WITNESS my hand and seal, this the 10th day of December, 2019.

LAWRENCE UNDERWOOD

Notary Public
My commission expires: 8/21/2023

LAWRENCE UNDERWOOD NOTARY PUBLIC MY COMMISSION EXPIRES 5/21/2023 DEKALB COUNTY, GEORGIA

True Copy Certification

I, **Jennifer L. Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce**, a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020