WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 277,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 337997 DEEDWARR
01/03/2020 07:34:21 AM 2 pgs
Fees: $13.00 Taxes: $1,024.90
20200103-0000584

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 2818 Bransford Avenue, Nashville, TN 37204

File No.: TN-2019-4673-AM

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arshad Azeem	New Owner	
(NAME)	(NAME)	
25004 Virginia Pine Ct		161060A12900CO
(ADDRESS)	(ADDRESS)	
Chantilly, VA 20152		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF No Dollars And No/100 Dollars ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RAMADEEP K. SINGH AND KIRANDEEP KAUR SINGH**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ARSHAD AZEEM, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Land in Davidson County, Tennessee being Unit 129, on the plan of Oakhill Townhomes, Phase 3, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete and accurate legal description thereof.

Being the same property conveyed to Ramandeep K. Singh and Kirandeep Kaur Singh by Warranty Deed from Kelly Marie Woodruff of record in Instrument No. 20170814-0082874 Register's Office for Davidson County, Tennessee, dated August 4, 2017 and recorded on August 14, 2017.

This is improved property, known as 1416 Beech Grove Way, Nashville, TN 37211

(House No.) (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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: 4-TKA-19-1416

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness on this 31st day of December, 2019.

Ramadeep K. Singh

Kirandeep Kaur Singh

STATE OF New York
COUNTY OF Queens

On this 31st day of December, 2019, before me personally appeared Ramadeep K. Singh to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~County~~ Queens, ~~Tennessee~~ New York this 31st day of December, 2019.

Commission Expires: 07/08/2023

Notary Public

ALEKSANDR DEMIDENKO
Notary Public - State of New York
NO. 01DE6394519
Qualified in Kings County
My Commission Expires Jul 8, 2023

STATE OF New York
COUNTY OF Queens

On this 31st day of December, 2019, before me personally appeared Kirandeep Kaur Singh to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~County~~ Queens, ~~Tennessee~~ New York this 31st day of December, 2019.

Commission Expires: 07/08/2023

Notary Public

ALEKSANDR DEMIDENKO
Notary Public - State of New York
NO. 01DE6394519
Qualified in Kings County
My Commission Expires Jul 8, 2023