This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 2020-312

Karen Johnson Davidson County
Batch# 350073 DEEDWARR
01/29/2020 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,106.30
20200129-0010432

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
TERESA LYNN SCHIBI AND DALE MARTIN SCHIBI AND HANNAH TERESE SCHIBI 7840 GAINES ROAD CINCINNATI, OH 45247	CAPSTAR BANK 2002 RICHARD JONES RD NASHVILLE, TN 37215	142-10-B-26

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Manju Gupta, Widowed,** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **TERESA LYNN SCHIBI AND DALE MARTIN SCHIBI, WIFE AND HUSBAND AND HANNAH TERESE SCHIBI, A UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 of the Revision of Lots 19-31, Phase 1, Belle Pointe, a Planned Unit Development, of record in Book 6900, page 770, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Roshan L. Gupta and wife, Manju Gupta, by Warranty Deed from Joanne M. Stover, dated 12/19/1997 and recorded 12/29/1997, of record in Book 10735, page 911, Register's Office for Davidson County, Tennessee.

This instrument is being executed in behalf of **Manju Gupta** pursuant to a Power of Attorney executed by same on the 28th day of January, 2020, and being filed for record in Instrument No. _202001290010431_, and being recorded simultaneously herewith.

SUBJECT TO THE FOLLOWING:

1. 2020 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Manju Gupta,** do covenant with the said Grantee that she is lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Manju Gupta,** further covenant and bind her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 436 Belle Pointe Drive, Nashville, TN 37221.

Executed on this 28th day of January, 2020.

Manju Gupta By Jyoti Gupta, Attorney-in-fact
Manju Gupta
By Jyoti Gupta, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Jyoti Gupta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Manju Gupta, and that she is authorized by Manju Gupta, to execute this instrument on her behalf, as evidenced by a Power of Attorney.

Witness my hand this 28th day of January, 2020.

Notary Public

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $299,000.00

Affiant

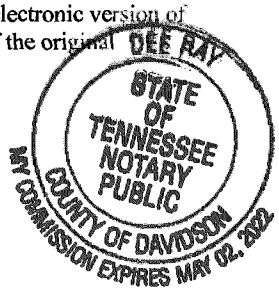
Sworn to and subscribed to me, the undersigned, 28th day of January, 2020.

Notary Public

My Commission Expires: 5/2/22

I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public