Karen Johnson Davidson County
Batch# 360391 DEEDWARRSP
02/19/2020 01:28:30 PM 6 pgs
Fees: $33.00 Taxes: $377.77
20200219-0018479

Commitment Number: 191047815
Seller's Loan Number: Case#18-06437
DEED EFFECTIVE DATE: 12/13/2019

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
DAHIANA LAMBERTY, 1301 Neelys Bend Road # 47, Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 052160A04700CO

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 12th February, 2020, by and between **Arvind Mahendru as Trustee for the Bankruptcy Estate of James S. Pendergraft**, whose mailing address is **1095 Broken Sound Parkway, Suite 100, Boca Raton, FL 33487**, hereinafter grantor, and party of the first part, for $102,100.00 (One Hundred Two Thousand One Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Dahiana Lamberty**, hereinafter grantee, party of the second part, whose tax mailing address is **1301 Neelys Bend Road # 47, Madison, TN 37115**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $102,100.00 (One Hundred Two Thousand One Hundred Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **1301 Neelys Bend Road # 47, Madison, TN 37115.**

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded at Book 5485, Page 924 in the Register's Office of DAVIDSON County, Tennessee.

Parcel ID: 052160A04700CO

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Grantor will warrant and defend against all lawful claims of all persons claiming by, through or under grantor, and no others.

Executed by the undersigned on FEBRUARY 12, 2020

Arvind Mahendru

Arvind Mahendru, as Trustee for the Bankruptcy Estate of James S. Pendergraft

STATE OF Florida

COUNTY OF Seminole

Before me, Ron Jennings, a Notary Public of said State and County aforesaid, personally appeared Arvind Mahendru with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be the within named Grantor, Party of the First Part and that he or she executed the instrument as his/her own act and deed for the purpose therein contained

Witness my hand and seal, this 12th day of February, 2020

Notary Public

My Commission Expires 10/30/2020

RON REGINALD JENNINGS
Notary Public - State of Florida
Commission # GG 043066
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.

State of Florida
County of Seminole

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $102,100.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of FEBRUARY, 2020.

Arvind Mahendra
Affiant

ARVIND MAHENDRA
Print Name

RON REGINALD JENNINGS
Notary Public - State of Florida
Commission # GG 043066
My Comm. Expires Oct 30, 2020
Bonded through National Notary Assn.

Notary Public

My commission expires:

10/30/2020

Ron Jennings
Print Name

CTIC# _____

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows Apartment unit no. F-47, of Neely's bend condominium created under title 64, sections 2701 et seq. as amended, Tennessee code annotated, and as established by a master deed, of record in book 5483, page 86, register's office for Davidson county, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit a-1 of said master deed. Reference is hereby made to the plat of Neely's bend condominium of record in book 5200, page 200, said register's office, for a more complete identification and description of such unit. Parcel Number: 052160A04700CO

True Copy Certification

I, Heidi Jones, 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

My Commission Expires:

Notary Seal