THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 373128 DEEDWARR
03/16/2020 04:09:34 PM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20200316-0029142

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ankita Munjal and Mickey Sisselman 4613 Kentucky Avenue Nashville, TN 37209	Triumph Bank 5699 Poplar Avenue Memphis, TN 38119	091-07-4-C00-10-0CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Peter Wolff and Melissa Wolff, formerly Melissa DeBattista, Husband and Wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ankita Munjal and spouse, Mickey Sisselman**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of 4613 Kentucky Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20160621-0063046, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Peter Wolff an unmarried man and Melissa DeBattista, an unmarried woman, by Warranty Deed from L & S Development, LLC, a Tennessee limited liability company, of record on March 21, 2017, at Instrument No. 20170321-0027262, Davidson County Register of Deeds.
Melissa DeBattista is now known as Melissa Wolff.

This property is commonly known as 4613 Kentucky Avenue, Nashville, TN 37209.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 16 **day of March, 2020:**

Peter Wolff

Melissa Wolff

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Peter Wolff, and Melissa Wolff ,** the bargainors, 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 official seal, this 16 day of March, 2020.

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$530,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 16th DAY OF March, 2020:

Notary Public

My Commission Expires: 03-08-21

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY