Karen Johnson Davidson County
Batch# 375849 DEEDWARR
03/23/2020 11:23:20 AM 2 pgs
Fees: $13.00 Taxes: $1,113.70

20200323-0031381

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$301,000.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of March, 2020.

Rebecca Moss
Notary Public

My commission expires: 8-21-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Wen Shi	Same As New Owner	**126-15-0B-250.00-CO**
7128 Commonwealth Circle		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sanjay Mishra and wife, Smriti Smriti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wen Shi, single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Section Three, Lexington Point Subdivision of record in Plat at Instrument No. 20020116-0006331, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sanjay Mishra and wife, Smriti Smriti by Warranty deed from Ismet Fertzovic of record in Instrument No. 20070529-0063456 Register's Office for Davidson County, Tennessee, dated May 25, 2007 and recorded on May 29, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (___) property known as **7128 Commonwealth Circle, Nashville, TN 37221.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 18th day of March, 2020.

Sanjay Mishra

Smriti Smriti

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Sanjay Mishra and Smriti Smriti**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **March, 2020**.

Notary Public

My Commission Expires: 10.3.2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY