This Instrument Prepared By:
Law Offices of Matthew D. Faulk
2043 Ryecroft Lane
Franklin, TN 37064

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 379404 DEEDWARR
03/30/2020 12:18:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20200330-0033930

Address New Owner	**Send Tax Bill:**	**Map/Parcel**
ANIRUDDHA SINGH, Trustee SHILPI MITTAL, Trustee SINGH-MITTAL REVOCABLE LIVING TRUST, dated March 28, 2020 1270 Twelve Stones Xing Goodlettsville, TN 37072	Wells Fargo Bank, N.A. PO Box 51162 Los Angeles, CA 90051-5462	104-11-0X-012.00-CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Martha Lowery
AFFIANT

Sworn to and subscribed before me this 28th day of March, 2020.

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires March 30, 2021

Matthew D. Faulk, Notary Public

My Commission Expires: March 30, 2021

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, SHILPI MITTAL and ANIRUDDHA SINGH, wife and husband, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to ANIRUDDHA SINGH and SHILPI MITTAL, TRUSTEES of the SINGH-MITTAL REVOCABLE LIVING TRUST, dated March 28, 2020, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 March 28, 2020.

By: _____
SHILPI MITTAL

_____
ANIRUDDHA SINGH

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SHILPI MITTAL and ANIRUDDHA SINGH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 28th day of March, 2020.

_____
Matthew D. Faulk, Notary Public

MATTHEW D. FAULK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-30-2021

My Commission expires: March 30, 2021

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Unit 12, 2120 Condominium, as established under Master Deed of Record in Instrument No. 20081118-0113738, 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 Shilpi Mittal and Aniruddha Singh, wife and husband, by Warranty Deed of record from Christine Lynn Brown, married formerly known as Christine L. Williams, a single person, in Instrument No. 20190702-0064551, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 2120 Fairfax Avenue Unit 12, Nashville, TN 37212.

True Copy Certification

I, Matthew D. Faulk, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Caleb Hughes, a notary public for this county and state, Matthew D. Faulk who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/12/23

Notary' Seal (if on paper)

CALEB HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires February 12, 2023