Karen Johnson Davidson County
Batch# 389661 DEEDWARR
04/22/2020 11:20:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50
20200422-0042229

2460-20

WARRANTY DEED

SHANNON PHILPOT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 01, 2021

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2020

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anil Saxena Jaya Saxena	New Owner	104060M02300CO
(NAME)	(NAME)	
3275 Chenault Drive		
(ADDRESS)	(ADDRESS)	
Bethlehem PA 18017		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Adam Hambrick and Merritt Hambrick husband and wife ,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anil Saxena and Jaya Saxena, husband and wife,** 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 Unit No. B-3 on the Plan of Fairmont Court Condominiums, A/K/A Fairmont Square II, according to the Master Deed of record in Book 6686, page 708, as amended in Book 6712, page 125, and Book 6774, page 221 and revised by Book 6823, page 962 and Book 6893, page 62, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 6900, page 98, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Adam Hambrick and Merritt Hambrick husband and wife by deed from John E. Exner, IV, an unmarried man, dated 1-15-15 of record in Instrument #201501200005055, Register's Office for said County.

unimproved ☐

This is improved ☑ property, known as 223 Fairmont Court, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 our hands this 21st day of April, 2020.

Adam Hambrick

Merritt Hambrick

State of Tennessee
County of Rutherford DAVIDSON
OR

Personally appeared before me Adam Hambrick and Merritt Hambrick, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of April, 2020.

Notary Public Judy Reed
My Commission Expires: 11.20.21

File No.: 1785

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020

202004220042229