This instrument prepared by:
Momentum Title, LLC - Mt Juliet
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-20-6892

Karen Johnson Davidson County
Batch# 392049 **DEEDWARR**
04/27/2020 10:29:21 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200427-0043638

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2020.

Notary Public
My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kunal Karan 3041 Carrington Place Nashville, TN 37218	Kunal Karan 3041 Carrington Place Nashville, TN 37218	58-10-B-65.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Miranda L. Rogers F/K/A Miranda L. Rosenbaum and Sterling W. Rogers, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kunal Karan, a single man**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 65, Final Subdivision Plat, Phase Three, Section One, Carrington Place, according to survey and plat of same appearing of record in Instrument No. 20150312-0021420, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Miranda L. Rosenbaum, a single woman and Sterling W. Rogers, a single man, as joint tenants with right of survivorship by Warranty Deed from Celebration Homes, LLC, a Tennessee limited liability company, dated November 13, 2015, recorded November 17, 2015, of record in Instrument No. 20151117-0116402, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3041 Carrington Place, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of April, 2020.

GRANTOR:

Sterling W. Rogers

Miranda L. Rogers

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sterling W. Rogers, Jr and Miranda L. Rogers, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of April, 2020.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021