Karen Johnson Davidson County
Batch# 408765 DEEDWARR
06/02/2020 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $643.80
20200602-0056334

WARRANTY DEED

File No.: 2020-0156

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2020.

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

MY COMMISSION EXPIRES: 12/18/2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title of Tennessee, LLC
1602 W. Northfield Blvd., #2
Murfreesboro, TN 37129
615.203.3054

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jonathan J Chase and Katrina N Albertson	CMG Mortgage, Inc. dba CMG Financial	136 9 A 2.00
2731 Smith Springs Rd	3160 Crow Canyon Road, Suite 400	
Nashville, TN 37217	San Ramon, CA 94583	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Daulatram Tulsiani and Geneva Tulsiani** has this day bargained and sold and does hereby transfer and convey unto, **Katrina N Albertson, single and Jonathan J Chase, Single**, their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 64, Unit B, in a Horizontal Property Regime as shown on the Condominium Site Plan of Spring View Townhomes of record in Book 6349, page 463, Register's Office Davidson County, Tennessee.

Being the same property conveyed to Daulatram P. Tulsani and Geneva K. Tulsiani, husband and wife, by Warranty Deed from Leneiva Head, a single woman of record in Instrument No. 20151209-0124031, Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 9, 2015.

This conveyance is further subject to (1) 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) building restrictions, and (5) other matters of public record.

This is improved property known as: 2731 Smith Springs Rd, Nashville, TN 37217

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 21 day of May, 2020.

Daulatram Tulsiani

Daulatram Tulsiani

Geneva Tulsiani

Geneva Tlsiani

STATE OF TENNESSEE

COUNTY OF Williamson

I, Jamie Mooney , a Notary Public for the County of and State of Tennessee, do hereby certify that Daulatram Tulsiani and Geneva Tlsiani personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st of May, 2020.

Notary Public

My Commission Expires: 12/18/2021

(SEAL)

JAMIE MOONEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

CORNERSTONE TITLE OF TENNESSEE, LLC
1602 W. NORTHFIELD BLVD., #2
MURFREESBORO, TN 37129
615.203.3054

True Copy Certification

I, Jamie Mooney, 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 Rutherford

Personally appeared before me, Bianca Stanley notary public for this county and state, Jamie Mooney 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: 2/21/22
Notary' Seal (if on paper)

BIANCA STANLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY