WARRANTY DEED

Karen Johnson Davidson County
Batch# 421125 DEEDWARR
06/19/2020 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $972.73
20200619-0065423

STATE OF ~~TENNESSEE~~ Nevada
COUNTY OF ~~DAVIDSON~~ Clark
The actual consideration or value, whichever is greater, for this transfer is $262,900.00.

Karla J. Nelson
Affiant

Subscribed and sworn to before me, this 15th day of June 2020.

Notary Public

My commission expires: 2-4-2024

(Affix Seal)

LISA BALAS
Notary Public, State of Nevada
Appointment No. 16-1102-1
My Appt. Expires Feb 4, 2024

THIS INSTRUMENT WAS PREPARED BY
East Main Title, LLC, 117 East Main St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amreen Saini 8122 Valley Oak Drive Brentwood, TN 37027	Same	181-14-0A-033.00-CO

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, I, **KARLA J. NELSON,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMREEN SAINI, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Unit No. 33 on the Plan of the Villas at Concord Place, Phase 1 of record in Instrument 20050922-0114218, Exhibit 1-A to Declaration of Protective covenants, condition and restrictions, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric A. Nelson and Karla J. Nelson, husband and wife by Warranty deed from Cameron T. Koucheki and husband, Thomas Anthony Motta of record in Instrument No. 20171004-0102036 Register's Office for Davidson County, Tennessee, dated September 29, 2017 and recorded on October 04, 2017. The said Eric A. Nelson predeceased his wife, Karla J. Nelson, who became sole owner of said real property as surviving tenants by the entireties.

Also known as 8122 Valley Oak Drive 33 Brentwood, Tennessee 37027.

This conveyance is subject to the following: 1) Property taxes for the year 2020, a lien not yet due and payable. Said taxes have been prorated between the parties as od the date of this instrument, with the Grantee paying their prorated share to the Grantor 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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 15th day of June 2020.

Karla J. Nelson

STATE OF Nevada

COUNTY OF Clark

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karla J. Nelson 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 she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of June 2020

LISA BALAS
Notary Public, State of Nevada
Appointment No. 16-1102-1
My Appt. Expires Feb 4, 2024

Notary Public
My Commission expires: 2-4-2024

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

