WARRANTY DEED

Karen Johnson Davidson County
Batch# 421289 DEEDWARR
06/19/2020 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20200619-0065631

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 870,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF June, 2020.

Notary Public

My Commission Expires: _____

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
H. Mark Beanblossom, P.C., 1661 Aaron Brenner Drive, Suite 301, Memphis, TN 38120

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Amy Lazarov Satya Das	MRS Norick	**103-01-0H.001-00-00**
6120 HIll Circle		
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jean Michel Ribieras and Isabelle Rubichon Ribieras, Trustees of the Ribieras Living Trust dated August 15, 2018**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Satya Das and Amy Lazarov, both unmarried persons**, as tenants in common with the right of survivorship
HEREINAFTER CALLED THE GRANTEE, ITS 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, bing Unit A, as shown on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6120 & 6122 Hill Circle Homes, of record at Instrument No. 20170130-0009698, as amended in Instrument No. 20190122-0005782, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description..

This being the same property conveyed to the Grantors by Quit Claim Deed of record at Instrument No. 20190318-0024547, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 8250, Page 607, in the Register's Office of Davidson County, Tennessee; also subject to Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20170130-0009698 and amended at 20190122-0005782 and Didication of Easements of record at Instrument No. 20160104-0000256 and Utility Line Easement of record at Instrument No. 20150429-0038236, all in said Register's Office; also subject to the 2020 Davidson County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay.

Property Address: 6120 HILL CIRCLE, NASHVILLE, TN 37209

Returned:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

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 hand(s) this 16th day of June, 2020.

Jean Michel Ribieras and Isabelle Rubichon Ribieras,
Trustees of the Ribieras Living Trust dated August 15,
2018

BY: Trustee
Jean Michel Ribieras
Trustee

BY: TRUSTEE
Isabelle Rubichon Ribieras
Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Jean Michel Ribieras as Trustee of the Ribieras Living Trust dated August 15, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that Jean Michel Ribieras executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and Notarial Seal at office this 16th day of June, 2020.

Notary Public

H. MARK BEANBLOSSOM
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-7-2022

My Commission Expires: 9-7-22

****

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Isabelle Rubichon Ribieras as Trustee of the Ribieras Living Trust dated August 15, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that Isabelle Rubichon Ribieras executed said instrument in the capacity and for the purpose therein expressed.

WITNESS my hand and Notarial Seal at office this 16th day of June, 2020.

Notary Public

H. MARK BEANBLOSSOM
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 9-7-2022

My Commission Expires: 9-7-22

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

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

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

