Box 14
G32913-4
Return to:
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 426163 **DEEDWARR**
06/25/2020 10:52:55 AM 2 pgs
Fees: $13.00 Taxes: $1,174.75

20200625-0068699

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00.

Kathy Goodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2020.

Notary Public
MY COMMISSION EXPIRES: 8/6/2023
File No. G20-7862

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ramegowda Sudheendra and Kavitah Sudheendra ** (NAME)	**Franklin Synergy Bank** (NAME)	81-16-565
****Vanessa Tseng** **732 Stone Mill Circle** (STREET ADDRESS)	**722 Columbia Avenue** (STREET ADDRESS)	
Murfreesboro, TN 37130 (CITY) (STATE) (ZIP)	**Franklin, TN 37064** (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Thomas Sargent, Jr. and Christine Sargent, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ramegowda Sudheendra and Kavitah Sudheendra, husband and wife as tenants by the entirety, as to an undivided one-half interest (the "Entireties Interest") and Vanessa Tseng, an unmarried woman, as to an individual one-half interest (the "Individual Interest"), with Entireties interest and Individual Interest, as the relate to each other, being held as tenants in common** , 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 located in the 19th Council District of Nashville, Davidson County, Tennessee, said land being the southerly one-half of Lot 5 in the Narcissa Smith Subdivision. not of record, of Lot 176. McNairy Lots of record In Book 9. Page 1. Register's Office, Davidson County, Tennessee, described according to a boundary survey dated 3-4-11 by Campbell, McRae & Associates. Surveying, Inc. (John Hood TN R.L.S. J1838) as follows:

Beginning at a survey nail (new) on the westerly margin of 11th Avenue North at the northeast corner of Lot 4 in the Narcissa Smith Subdivision, not of record, of Lot 176. McNairy Lots (Book 9, Page 1, R.O.D.C., TN), owned by Jesue Fleming (Instrument No. 20070813-0096691, R.O.D.C., TN) said nail being located N 28 degrees 59 minutes 09 seconds W 120.0 feet from the northwest right of way intersection of said 11th Avenue North and Jackson Street; thence leaving said 11th Avenue North with said Fleming S 62 degrees 09 minutes 53 seconds W 140.0 feet to an iron rod (new) in the easterly margin of an alley at said Fleming's northwest corner; thence with the easterly margin of said alley N 28 degrees 59 minutes 09 seconds W 30.00 feet to an Iron rod (new) at the southwest corner of the William H. Buford Land (Tract II In Book 6378, Page 69, R.O.D.C.,TN) which is the north 30 feet of Lot 5 of said Narcissa Smith Subdivision; thence leaving the easterly margin of said alley with said Buford N 62 degrees 09 minutes 53 seconds E 140.00 feet to a survey nail (new) in the westerly margin of said 11th Avenue North; thence with said westerly margin S 28 degrees 59 minutes 09 seconds E 30.00 feet to the point of beginning. the described land containing 4199.15 square feet or 0.10 acres, more or less.

Being the same property conveyed to Thomas Sargent, Jr. and Christine Sargent, husband and wife by Deed dated March 21, 2017 from William Huffman, married, recorded March 27, 2017, in Instrument Number 20170327-0029458, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following: 1. Restrictions as recorded in Book 9183, page 130, Book 11625, page 280, Instrument Nos. 20020425-0051069, 20130903-0092714 & 20130903-0092717. Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1007 11th Avenue North, Nashville, TN 37208.

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.

Witness my/our hand(s) this 23rd day of June, 2020.

Thomas Sargent, Jr.

Christine Sargent

STATE OF New Jersey
COUNTY OF Ocean

On this 23rd day of June, 2020, before me personally appeared Thomas Sargent, Jr. and Christine Sargent, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of June, 2020.

Notary Signature
My commission expires:
AURA PALLESCHI-DAVIS
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50056111
My Commission Expires 3/6/2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066