Karen Johnson Davidson County
Batch# 444668 DEEDWARR
07/28/2020 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $802.90
20200728-0082495

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0443

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of July, 2020

Notary Public

Commission Expires: 5-2-22

A C HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leonel E. Oliva Mota and Liliana Marlene Letona Colindress 1833 Isabelle Lane Unit 110 Nashville, TN 37013	SWBC Mortgage Corp. 9311 San Pedro #100 San Antonio, TX 78216	163-16-0C-110.00-CO

WARRANTY DEED

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/WE,

Rajendra B. Bhakta, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leonel E. Oliva Mota and Liliana Marlene Letona Colindress, husband and wife

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 in Davidson County, Tennessee, being Unit 110 as shown on the map entitled Final Plat of Matlock, of record in Instrument No. 20070430-0051281, and as established by the Master Deed of Matlock Townhomes recorded in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Rajendra B. Bhakta, a married man by Warranty Deed from Ashley Suzanne Shelley and husband, Stanley Michael Shelley of record in Instrument No. 20150428-0038041, Register's Office for Davidson County, Tennessee, dated April 23, 2015 and recorded on April 28, 2015. Subject property having never been the primary residence of herein grantee or spouse, Manju Bhatka.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1833 Isabelle Lane Unit 110, Nashville, TN 37013

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2020.

Rajendra B. Bhakta

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson TG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rajendra B. Bhakta** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 30th day of June, 2020.

Notary Public
My Commission Expires: _____

(Notary Seal)

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Venikkia Branch, 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 Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21