Karen Johnson Davidson County
Batch# 454279 DEEDWARR
08/11/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20200811-0089461

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627989**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $625,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2020. Notary Public My Commission Expires: 3/13/2022 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Adam Cornett 1701 4th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082 05 0 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shaunik Raheja, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adam Cornett**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 59, D.T. McGavock Addition, as shown on plat of record in Plat Book 21, Page 7, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Less & Except part sold to The Metropolitan Government of Nashville and Davidson County, for Public Right-of-Way, of record in Instrument No. 20181219-0123274, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Shaunik Raheja, unmarried, by Warranty Deed from Devon J. Sutherland, and wife, Edie Sutherland, of record in Instrument No. 20180604-0052887, in the Register's Office of Davidson County, Tennessee, dated May 30, 2018 and recorded on June 04, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D.T. McGavock Addition, as recorded in Plat Book 21, Page(s) 7.

Public Right-of-Way as set forth in instrument recorded in Instrument No. 20181219-0123274.

This is improved property located at 1701 4th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 28th day of July, 2020.

Shaunik Raheja

STATE OF Colorado)
COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaunik Raheja, with whom I am personally acquainted (or who 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, at office, this 27th day of July, 2020.

Notary Public
My Commission Expires: 08/21/2023

ITZEL A COLMENERO GONZALEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194031561
MY COMMISSION EXPIRES AUGUST 21, 2023

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, 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 herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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