Karen Johnson Davidson County
Batch# 454630 DEEDWARR
08/12/2020 08:18:30 AM 2 pgs
Fees: $13.00 Taxes: $1,065.56
20200812-0089551

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,090.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 7th day of August, 2020

Notary Public

Commission Expires: 6/3/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Zachary Davis 317 Stonecrest Way Nashville, TN 37209	~~NEW OWNER~~ PRMG 1265 Corona Pointe Ct, Ste 301 Corona, CA 92879	114-12-0A-114.00CO

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,

Anjula Gupta

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

Zachary Davis

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 No. 114 on the Plan of Phase II, Stoneridge Townhomes, attached as Exhibit "B" to the First Supplement and Amendment to the Declaration of Covenants, Conditions and Restrictions for Stoneridge Townhomes (Annexing Phase II Property), of record in Instrument No. 20080715-0072550, Register's Office for Davidson County, Tennessee. Said First Supplement and Amendment annexes the subject property into the Declaration of Covenants, Conditions and Restrictions Establishing Stoneridge Townhomes, of record in Instrument No. 20060721-0088352, as amended in Instrument No. 20080201-0010773, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Anjula Gupta by Warranty Deed from Claud Randall Hutto and Paula Jo Hutto, husband and wife, of record in Instrument No. 20160620-0062254, Register's Office for Davidson County, Tennessee, dated June 17, 2016 and recorded on June 20, 2016.

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: 317 Stonecrest Way, Nashville, TN 37209

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.

Anjula Gupta

Anjula Gupta

STATE OF TENNESSEE
COUNTY OF HAMBLEN

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

Witness my hand and official seal this 07th day of August, 2020.

Rebecca Bradley

Notary Public, Rebecca Bradley
My Commission Expires: 03/24/2021

(Notary Seal)

REBECCA BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED