Name and Address of New Owner:
Shubash Singh and Jalene Singh
310 Conoga Drive
Nolensville, TN 37135

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 455301 DEEDWARR
08/12/2020 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $416.25
20200812-0090013

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 149-02-0C-019.00-CO

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Amanda Dean, Trustee of The 119 Elizabeths Court Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Shubash Singh and Jalene Singh, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Sterling Wood of record in Plat Book 6250, Page 648, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa C. Terranova, an unmarried person by Warranty deed from Earl Miller Brendan Wyatt, unmarried of record in Book 9678 , page 679, Register's Office for Davidson County, Tennessee, dated May 10, 1995 and recorded on May 23, 1995. (Value or consideration shown in aforementioned deed $61,000.00.)

Being the same property conveyed to Henry Shipman by Quitclaim deed from Lisa Shipman, a married woman of record in Instrument No. 20190111-0003124 Register's Office for Davidson County, Tennessee, dated December 31, 2018 and recorded on January 11, 2019. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to Amanda Dean, Trustee of the 119 Elizabeths Court Trust by Warranty Deed from Henry Shipman, a married man, of record in Instrument No.20200811-0089357, Register's Office for Davidson County, Tennessee.

Being also known as 119 Elizabeths Court Nashville, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of August, 2020.

The 119 Elizabeths Court Trust

By: _____
Amanda Dean, Trustee

State of Tennessee
County of Davidson

Before me, Erin Dias of the state and county mentioned, personally appeared Amanda Dean, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be theTrustee of The 119 Elizabeths Court Trust, the within named bargainor, a Trust, and that as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Trust as Trustee.

Witness my hand, at office, this 7th day of August, 2020.

ERIN DIAS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires

Notary's Signature
My commission expires: 6-29-24

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $112,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STEVEN PAUL DISSER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

(Affiant)

Sworn to and subscribed before me this 7th day of August, 2020.

Notary Public
My commission expires: 3/8/21
File No. 2020-933

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON