THIS INSTRUMENT WAS PREPARED BY

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Return to:
Christopher J. Thornton, PC
1061 Cresthaven Road
Memphis, TN 38119
File #C8581611

Karen Johnson Davidson County
Batch# 461342 DEEDWARR
08/21/2020 09:40:54 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20200821-0094493

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Shiva Shankar Natarajan and Monika Natarajan, and Roshan N. Natarajan, and Ruhi R. Natarajan 1101 18th Avenue South Nashville, TN 37212	Shiva Shankar Natarajan and Monika Natarajan, Roshan N. Natarajan and Ruhi R. Natarajan 7465 Mimosa Drive Germantown, TN 38138	**104-04-0E-604.00-CO**

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Shikshit N. Parikh and Saurin S. Parikh, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Shiva Shankar Natarajan and wife, Monika Natarajan, and Roshan N. Natarajan, unmarried and Ruhi R. Natarajan, unmarried**, hereinafter called the Grantees, their heirs, successors, and assigns*, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 604, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Parking Space Number 27 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the unit.

Being the same property conveyed to Shikshit N. Parikh and Saurin S. Parikh, husband and wife, by Warranty Deed from Tara Ramachandra, a single woman, of record on August 28, 2014, at Instrument No. 20140828-0078893, Davidson County Register of Deeds.

This property is commonly known as 1101 18th Avenue South, Nashville, TN 37212.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

*joint tenants with the right of survivorship

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever.** GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**joint tenants with the right of survivorship

Witness our hands, this 13th **day of August, 2020:**

Shikshit n parikh
Shikshit N. Parikh

Saurin Parikh
Saurin S. Parikh

STATE OF Connecticut

COUNTY OF New Haven

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shikshit N. Parikh** and **Saurin S. Parikh,** the bargainors, 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 13th day of August, 2020:

Jennifer Brown
Notary Public

My Commission Expires: 5/31/2023

JENNIFER BROWN
Notary Public
Connecticut
My Commission Expires May 31, 2023

STATE OF Connecticut

COUNTY OF New Haven

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$400,000.00**:

SHIKSHIT N PARIKH
Shikshit n parikh
Affiant

SAURIN S. PARIKH
Saurin Parikh

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OF August, 2020:

Jennifer Brown
Notary Public

My Commission Expires: 5/31/2023

JENNIFER BROWN
Notary Public
Connecticut
My Commission Expires May 31, 2023

JENNIFER BROWN NOTARY PUBLIC CONNECTICUT