Karen Johnson Davidson County
Batch# 461782 DEEDWARR
08/21/2020 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $991.60
20200821-0094609

WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-18-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cassidy Tucker Beam	Same	114-08-OC-077.00
(NAME)	(NAME)	
7277 Charlotte Pike, Unit 241		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shubhro Banerjee and Srabani Banerjee, husband and wife**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Cassidy Tucker Beam, an unmarried woman and Morgan Beam, an unmarried woman and Wendy Wickwire Beam, a married woman, as tenants in common with right of survivorship,** hereinafter called the GRANTEE(S), his/her/their 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. 74 on the FINAL PLAT, WEST PARK, PHASE 2, of record in Instrument No. 20041112-0136248, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of West Park, Phase 2, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended by Instrument No. 20041221-0151636, and further amended in Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned first amendment to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041221-0151636, said Register's Office.

Being the same property conveyed to Shubhro Banerjee and Srabani Banerjee, husband and wife by Warranty Deed dated 03/28/2014 from Thomas J. Adam, unmarried of record in Instrument 201403310026578, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per boundary plat of record in Instrument 20040624-0075136 and plat of record in Instrument 20041112-0136248, (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200403040024541, as amended of record in Instrument 200412210151636, as amended of record in Instrument 200502220018812, as amended of record in Instrument 200602020013378, (3) Overhang Easement of record in Book 6301, Page 684, (4) Stormwater Detention Agreement of record in Instrument 200305300073233, said Register's Office.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 7277 Charlotte Pike, Unit 241, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 20th day of August, 2020.

Shubhro Banerjee

Srabani Banerjee

State of Maryland
County of Anne Arundel

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shubhro Banerjee and Srabani Banerjee, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 20th day of August, 2020.

MELANIE J. MARBAN
NOTARY PUBLIC STATE OF MARYLAND
County of Anne Arundel
My Commission Expires August 8, 2024

Notary Public:
My Commission Expires: 8/8/2024

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY