(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 462091 DEEDWARR
08/24/2020 09:14:46 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200824-0095025

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

mail to

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tejas Walawalkar	SoFi Lending Corp.	094-02-0-136.00
(NAME)	(NAME)	
1815 Electric Avenue	401 E. Corporate Drive,, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Lewisville, TX 75057	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Crystal Love, single,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tejas Walawalkar and Arshbir Ghuman, husband and wife,** 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 Lot 45 on the Plan of United Electric Railway Company's Addition, as of record in Book 161, page 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Crystal Love by Warranty Deed from George Sawyers and Johnnetta Sawyers, husband and wife, dated October 30, 2017, of record in Instrument No. 20171102-0112722, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Two Nac Plus Real Estate, LLC, a Tennessee limited liability company, by Quitclaim Deed from Crystal Love, dated November 22, 2017, of record in Instrument No. 20171127-0120750, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Crystal Love by Quitclaim Deed from Two Nac Plus Real Estate, LLC, a Tennessee limited liability company, dated June 5, 2018, of record in Instrument No. 20180612-0056424, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 161, page 8, of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1815 Electric Avenue, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of August, 2020.

Crystal Love

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Crystal Love, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of August, 2020.

Notary Public
My Commission Expires: _____

File No.: 32365

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires
January 30, 2022