Karen Johnson Davidson County
Batch# 469837 DEEDWARR
09/03/2020 02:28:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20200903-0100874

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tajinder Kumar and Jatinder Kumar	Same	Map: 092150A21000
(NAME) 2325 Elliston Place; Unit 210	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BROOKS SELLS, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAJINDER KUMAR AND JATINDER KUMAR,

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:

Being Lot No. 210, on the plan of Elliston Place Quarters, as described in the Master Deed establishing a Horizontal Regime with respect to Elliston Place Quarters, of record in Plat Book 6657, Page 72, as amended in Book 7232, Page 259, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Brooks Sells, unmarried, by Quitclaim Deed from Peggy Sells, of record in Instrument No. 20010612-0061887, dated June 7, 2001, Register's Office for said County. See also Quitclaim Deed of record in Instrument No. 20000610054748, and Deed of record in Book 10477, Page 760, said Register's Office.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6657, Page 72, as amended in Book 7232, Page 259, said Register's Office; (3) Charter for HOA of record in Book 7013, Page 60, said Register's Office.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6657, Page 72, amended in Book 7232, Page 259; Book 6657, Page 106; Book 482, Page 379; Book 565, Page 235; said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2325 Elliston Place; Unit 210, Nashville, TN 37203
(House No.) (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 our hands this 28 day of August, 2020.

Brooks Sells

Brooks Sells

STATE OF FLORIDA
COUNTY OF Osceola

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

Witness my hand and official seal this, 28 day of August, 2020.

My Commission Expires:

Sherryl L Figueroa
Notary Public

SHERRYL L. FIGUEROA AMARO
MY COMMISSION # GG 324225
EXPIRES: April 16, 2023

