THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829930**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $358,000.00. Affiant Subscribed and sworn to before me, this 11th day of September, 2020. Notary Public My Commission Expires: 03-08-21

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 474565 DEEDWARR
09/14/2020 09:41:11 AM 2 pgs
Fees: $13.00 Taxes: $1,324.60

20200914-0104248

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alan Zoltie, Trustee 819 S Douglas Avenue Nashville TN 37204	New Owner 44 Toulon Laguna Niguel, CA 92677	Tax Parcel ID No. 105 14 0A 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Parimal H. Sheth and Rajul P. Sheth, Trustees of the Sheth Family Trust, created on December 22, 2000,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alan M. Zoltie, Trustee of the Alan Mark Zoltie Living Trust dated August 21, 2020,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 819 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, Restrictions and By-Laws for Waverly Place II Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive covenants, conditions, and regulations imposed upon and relating to the units, property co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040909-0109214, and By-Laws appended thereto, said Register's Office are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Parimal H. Sheth and Rajul P. Sheth, Trustees of the Sheth Family Trust, created on December 22, 2000, by QuitClaim Deed from Parimal H. Sheth and Rajul P. Sheth, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of record in Instrument No. 20150520-0046708, in the Register's Office of Davidson County, Tennessee, dated May 15, 2015 and recorded on May 20, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020 and thereafter, not yet due and payable.
Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040909-0109214.

This is improved property located at 819 S Douglas Avenue Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2020.

Sheth Family Trust created on December 22, 2000

Parimal H. Sheth, Trustee
BY: Parimal H. Sheth, Trustee

Rajul P Sheth, Trustee
BY: Rajul P. Sheth, Trustee

STATE OF California)
COUNTY OF Alameda)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Parimal H. Sheth and Rajul P. Sheth, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Sheth Family Trust created on December 22, 2000, the maker or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 10th day of September, 2020.

Notary Public
My Commission Expires: 06/24/2023

NSP1 MARIA T. LAGUNA COMM. #2290585 NOTARY PUBLIC - CALIFORNIA ALAMEDA COUNTY My Commission Expires 06/24/2023 NSP1