RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
File No. 1584

Karen Johnson Davidson County
Batch# 480133 **DEEDWARR**
09/21/2020 04:00:07 PM 2 pgs
Fees: $13.00 Taxes: $814.00

20200921-0108262

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF WILSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2020..

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
ADRITA BHOR and VRUSHAL DONGRE **7843 Creekline Drive** **Cupertino, CA 95014**	**S A M E**	**061-14-0-048.00**

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, JERRY W. DRAKE and wife, SHERRY G. DRAKE**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS **DO TRANSFER AND CONVEY UNTO**

ADRITA BHOR and VRUSHAL DONGRE, a married couple

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 7 on the Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 and 78, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

BEING the same property conveyed to Jerry W. Drake and wife, Sherry G. Drake, as tenants by the entirety, by Quitclaim Deed from Jerry W. Drake, married, through Harold Reeves, Trustee, dated March 11, 2002 and recorded March 14, 2002 in Instrument No. 20020314-0032321; and being the same property previously conveyed to Jerry W. Drake, by Deed from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C., dated January 27, 1999 and recorded January 28, 1999 in Book 11315, Page 257, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3823 Saunders Avenue, Nashville, Tennessee 37216

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 18th day of September, 2020

Jerry W. Drake
JERRY W. DRAKE

Sherry G. Drake
SHERRY G. DRAKE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JERRY W. DRAKE and wife, SHERRY G. DRAKE, 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 at Nashville, Tennessee, on this 18th day of September, 2020.

Marka L. Nettle
Notary Public

My Commission Expires: 12/22/2021

