# WARRANTY DEED

Karen Johnson Davidson County
Batch# 482876 **DEEDWARR**
09/24/2020 01:42:15 PM 2 pgs
Fees: $13.00 Taxes: $1,516.96

20200924-0110095

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $409,990.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

**THIS INSTRUMENT WAS PREPARED BY**
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-07839

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Christopher Dolan and Toni-Ann Buono | CapStar Bank | |
| (NAME) | (NAME) | |
| 973 Fairdale Court | 2002 Richard Jones Rd 300A | 141-05-0A-160-00-CO |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221-2530 | Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Nine Thousand Nine Hundred Ninety And No/100 Dollars ($409,990.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANINDYA S. MUKHOPADHYAY AND DEEPARATI MUKHOPADHYAY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER DOLAN AND TONI-ANN BUONO, TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, 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 No. 160 on the Plan of Final Plat of Avondale, Phase 2, Section 2B Major Subdivision of record in Plat at Instrument No. 201611030116517, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anindya S. Mukhopadhyay and Deeparati Mukhopadhyay, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20171030-0110886 Register's Office for Davidson County, Tennessee, dated October 27, 2017 and recorded on October 30, 2017.

unimproved ☐
This is improved ☒ property, known as 973 Fairdale Court, Nashville, TN 37221-2530
(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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RE-20-973

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Anindya S. Mukhopadhyay and Deeparati Mukhopadhyay, husband and wife this 21 day of SEPT 2020

Anindya S. Mukhopadhyay

Deeparati Mukhopadhyay

STATE OF TENNESSEE

COUNTY OF Williamson

I, Dana Loggins, a Notary Public for the County of Williamson and State of TN, do hereby certify that Anindya S. Mukhopadhyay and Deeparati Mukhopadhyay, husband and wife personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 21st of September, 2020.

Dana Loggins

Notary Public

My Commission Expires: 9/18/22

(SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.