Karen Johnson Davidson County
Batch# 485876 DEEDWARR
09/29/2020 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $932.40
20200929-0112302

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OFSEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 2/11/2024
(AFFIX SEAL)

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH20-00282

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bobby Diwan and Preeti H. Shah 4316 Summercrest Blvd, Unit 305 Antioch, TN 37013	New Owners	164-06-0A-023.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jean A. Reynolds, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bobby Diwan and Preeti H. Shah,** joint tenants hereinafter called the Grantees, their successors 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 Unit No. 23 (erroneously referenced as Lot No. 23), on the plan of Autumn Glen 1, A Condominium Regime, as established by Master Deed of record in Instrument No. 20030929-0143614; as amended in Instrument No. 20101229-0103591; and supplemented in Instrument No. 20170510-0046473; and Assignment of Developer's Rights of record in Instrument No. 20161229-0136918, and as shown by plat of record in Instrument No 20020926-0117438, 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 Jean A. Reynolds, unmarried by deed from MainStreet Homes, LLC, dated August 1, 2008, recorded August 6, 2008, of record in Instrument No. 20080806-0080888, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **4316 Summercrest Blvd, Unit 305, Antioch, TN 37013**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 25 day of September, 2020

Jean A. Reynolds

STATE OF Michigan
COUNTY OF Oakland

On this 25 day of September, 2020, before me personally appeared Jean A. Reynolds, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

My Commission Expires: 03/25/2025

KEVIN MURAWSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 25, 2025
ACTING IN COUNTY OF Oakland

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

