WARRANTY DEED

Karen Johnson Davidson County
Batch# 490483 DEEDWARR
10/06/2020 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,024.90
20201006-0115706

O-BMR-20-1624

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

GREGG W. CLARKE NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES DECEMBER 12, 2022 WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zachary D. Bauder and Suzi Oravec	Movement Mortgage	
(NAME) **1624 Arthur Avenue**	(NAME) 8024 Calvin Hall Road	**081-12-0-116.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **HARESH G. CHATLANI AND MANISHA H. CHATLANI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ZACHARY D. BAUDER, AN UNMARRIED MAN, AND SUZI ORAVEC, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1: Land in Davidson County, Tennessee, being the southerly 10 feet of Lot 315 and the northerly 20 feet of Lot 316 of McGavock, Wetmore and Other's Addition, of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee. Said Lots join and front 30 feet on the easterly side of Arthur Avenue and extend back between parallel line 150 feet to an alley.

Tract II: Land in Davidson County, Tennessee, and being the southerly 30 feet of lot 316 on the Plan of McGavock's Addition, of record in Book 21, Page 23, Register's Office for said County. Said part of said lot fronts 30 feet on the easterly side of Arthur Avenue and runs back between parallel lines 150 feet to an alley.

Included in the above description, but expressly excluded from this conveyance is that portion of property conveyed to the State of Tennessee for the use and benefit of the Department of Highways, by Deed from Ione B. Goodpasture of record in Book 4239, Page 707, Register's Office for Davidson County, Tennessee and described as follows:

Beginning at the apparent common corner between the northerly 20 feet and the southerly 30 feet of Lot 316 on the Plan of McGavock's Addition, as of record in Book 21, Page 23, Register's Office for said County, said Addition as of record in Book 21, Page 23, Register's Office for said County. said common corner being located by survey South 47 deg. 30 min. 29 sec. East 271 feet along the westerly margin of an alley from its intersection with the southerly margin of Jane Street; thence continuing with the westerly margin of said alley and the easterly boundary of said Lot 316, South 47 deg. 30 min. 29 sec. East 30 feet to the apparent common corner of Lots 316 and 317 in the aforesaid subdivision, thence with the common line between said Lots 316 and 317 South 42 deg. 33 min. 42 sec. West 34.62 feet to a point, thence North 1 deg. 37 min. 04 sec. East 45.78 feet to the point of beginning, containing 519 square feet, more or less.

Being the same property conveyed to Haresh G. Chatlani and Manisha H. Chatlani, husband and wife by Warranty deed from Alberta Hambright, unmarried of record in Instrument No. 20161021-0111334 Register's Office for Davidson County, Tennessee, dated October 18, 2016 and recorded on October 21, 2016.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1624 Arthur Avenue, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 29 DAY OF SEPTEMBER, 2020.

Haresh G. Chatlani

Manisha H. Chatlani

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th of September, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 4/22/23

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY