Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Name and Address of New Owner:
Patrick Thomas Cyr and Lakshmi Venkata Cyr
137 New Granville Rd
Wilmington, DE 19808

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Red Door Title Services LLC
1616 Westgate Circle
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 491414 DEEDWARR
10/07/2020 11:22:23 AM 2 pgs
Fees: $13.00 Taxes: $1,054.49
20201007-0116297

Map & Parcel No: 104-02-4B-116.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kalpana Bhupendra Rajpura, as Trustee of the Jennifer B. Rajpura Residence Trust,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Patrick Thomas Cyr and Lakshmi Venkata Cyr, husband and wife, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 116 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End. a Condominium Development. of record as Instrument No. 20070503-0053313 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements. rights and interest in favor of other unit owners, and all sewer, water! electrical telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "C" to said Master Deed; together with a percentage interest in the common elements and voting percentage set forth in Exhibit "D' to said Master Deed, as amended in Instrument No. 20070629-0077729, said Register's Office.

NOTE: Parking Space No. 9 is assigned to Unit No.116.

Being the same property conveyed to Kalpana Bhupendra Rajpura Trustee, for the Jennifer B Rajpura Residence Trust, by Deed dated April 28, 2017 from Tomas Rodriguez Escobar and Alicia Cruz De Rodriguez, husband and wife, recorded May 4, 2017, in Instrument Number 20170504-0044196, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of October, 2020.

Kalpana Bhupendra Rajpura, Trustee (SEAL)
Kalpana Bhupendra Rajpura, as Trustee of the Jennifer B Rajpura Residence Trust

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of October, 2020, before me personally appeared Kalpana Bhupendra Rajpura, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that she is the Trustee of the Jennifer B Rajpura Residence Trust, acting with full power and authority on behalf of said Trust and as such person (or persons) executed the same as such person's (or persons') free act and deed, as the Trustee of the Jennifer B. Rajpura Residence Trust.

Witness my hand, at office, this 5th day of October, 2020.

Notary Signature

My commission expires: 1-23-23

TISHA C. BALDWIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$284,000.00~~ **$284,998.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 5th day of October, 2020.

Notary Public

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

My commission expires:_____

File No. 202022