Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8522-DJ

Karen Johnson Davidson County
Batch# 493642 DEEDWARR
10/09/2020 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $4,621.30
20201009-0117905

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,249,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of October, 2020.

Notary Public
My Commission Expires: 5-7-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sheetal Lalikant Modi 2137 Ashwood Avenue Nashville, TN 37212	New Owner	104-15-0-209

BRIA SANYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ashwood Avenue, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheetal Lalikant Modi**, hereinafter called the Grantee, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property located in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 59 on the Plan of Sunset Park Subdivision, as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the southerly wide of West Ashwood Avenue, and runs back between parallel lines, 155 feet to a dead line in the rear, on which it measures 50 feet.

Being the same property conveyed to Ashwood Avenue, LLC, a Tennessee limited liability company by Warranty Deed from Alford Family, LLC, a Tennessee limited liability company, dated May 30, 2019, recorded June 4, 2019, of record in Instrument No. 20190604-0053378, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2137 Ashwood Avenue, Nashville, TN 37212**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. 2020 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of October, 2020.

GRANTOR:

Ashwood Avenue, LLC, a Tennessee limited liability company

By: _____
Erica Shaw, Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Erica Shaw, Managing Member the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Managing Member of Ashwood Avenue, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of October, 2020.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

_____
Notary Public
My Commission expires: 3-1-2023

202010090117905

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

