Karen Johnson Davidson County
Batch# 508430 DEEDWARR
11/03/2020 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $647.50
20201103-0128678

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $175,000. Affiant Subscribed and sworn to ~~before~~ me This 29th day of October 2020. Notary Public My Commission Expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE

Address New Owners as:	Tax Bill To:	Map / Parcel
Aniruddha Singh and Shilpi Mittal 1270 12 Stones Crossing Goodlettsville TN 37072	Wells Fargo 6200 Park Ave Des Moines IA 50321	104-11A 0 35.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-04-15968

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 sufficiency of all of which are hereby acknowledged, **Steven Tracy Parker and wife, Susan Cory Parker**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Aniruddha Singh and wife, Shilpi Mittal**, (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. C-3, Parcel No. 35, in a horizontal property regime which is located on the Plat of Villager West Condominium, as of record in Book 5210, Page 174, Register's Office for said County.

Being the same property conveyed to Steven Tracy Parker and wife Susan Corry Parker by deed from James E. White and wife, Sara Jo White, as of record in Book 6630, page 938, said Register's Office.

This is improved property known as 2134 Fairfax Avenue, #C3, Nashville, TN 37207.

This is the same legal description as was used in the last deed of record.

This conveyance is subject to the following:

1. Master Deed of record in Book 5452, Page 419, said Register's Office.
2. Subject to all matters as disclosed on plat Book 161, Page 160 and Book 5210, Page 174, said Register's Office.

~~XXXXXXXXXXXXXXXXX~~ The signatyure of Steven Parker is signed by his duly appointed Attorney in Fact Cody Blair pursuant to the Power of Attorney recorded in Instrument #___202011030128677____ Register's Office for Davidson County, TN. The signature of Susan Parker is signed by her duly appointed Attorney in fact Cody Blair, pursuant to the Power of Attorney recorded in Instrument #_202011030128676_, Register's Office for Davidson County, TN.

3. Charter of the Village West Condominium in Book 5450, Page 740, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of October 2020.

Steven Tracy Parker, by his attorney-in-fact, Cody Blair

Susan Cory Parker, by her attorney-in-fact, Cody Blair

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Cody Blair, to me known to be the person who executed the foregoing instrument on behalf of Susan C. Parker, and Steven T. Parker, and who acknowledged that she executed the same as the free act and deed of the said Susan C. Parker and Steven T. Parker.

Witness my hand and seal, at Nashville, Tennessee, this 29th day of October 2020.

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 3, 2021

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY