WARRANTY DEED

Karen Johnson Davidson County
Batch# 508499 DEEDWARR
11/03/2020 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $603.10
20201103-0128769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$163,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF OCTOBER 2020

Notary Public

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
MARUTI REAL ESTATE, LLC		075-11-0-121.00
(Name)	(Name)	
1309 Timber Valley Drive	**SAME AS NEW OWNER**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-THREE THOUSAND AND NO/100 Dollars ($163,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MORGAN MORGAN AND GIHAN GAWARGY, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARUTI REAL ESTATE, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot(s) 81-A, as shown on the map entitled the Zone Lot Division of Lot Nos. 1, 2, 3 and 74 through 82 of the Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 304, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MORGAN MORGAN AND GIHAN GAWARGY, HUSBAND AND WIFE, by deed from GANEIT N. EBRAHIM, UNMARRIED, of record as Instrument No. 20180727-0073606, dated July 20, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 673 Mercer Dr. Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Executed by my hand this the 29th of October, 2020.

Morgan Morgan

Morgan Morgan

Gihan Gawargy

Gihan Gawargy

STATE OF Tennessee

County OF Davidson

Before me a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Morgan Morgan and Gihan Gawargy personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Shahera Khalil

Notary Public

SHAHERA KHALIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

