NEW OWNER:
Dilip Mallik
705 Misty Pines Circle
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-387

MAP & PARCEL
172-14-0A-069.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 509667 DEEDWARR
11/06/2020 09:45:30 AM 4 pgs
Fees: $23.00 Taxes: $1,661.30
20201106-0130343

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED FORTY NINE THOUSAND AND 00/100 DOLLARS ($449,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Marlene Sanders** ("Grantors") has this day bargained and sold and by these presents do hereby transfer and convey unto **Dilip Mallik and Rosy Roy** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Section Two, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, Page (s) 593 and 594, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marlene Sanders, unmarried by Warranty Deed from James P. Koppel and Melissa A. Bogard Koppel, husband and wife of record in Instrument No. 20160525-0052737 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on May 25, 2016.

Being also known as 705 Misty Pines Circle, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 14th day of October, 2020.

Marlene Sanders

By: _____, her attorney-in-fact
Todd A. Tressler, II, Attorney-in-Fact
Pursuant to Power of Attorney of Record
RODCT, Instrument No. 20201014-0119261

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, Todd A. Tressler, II, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, Marlene Sanders, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of October, 2020.

LISA R. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____ NOTARY PUBLIC

My commission expires: 07-11-2021

****

The actual consideration or value, whichever is greater, for this transfer is $**449,000.00**.

Ashley Utley
AFFIANT

Sworn to and subscribed to before me this 14th day of October, 2020.

LISA P. CHANEY
NOTARY PUBLIC

My commission expires: 07-11-2021

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

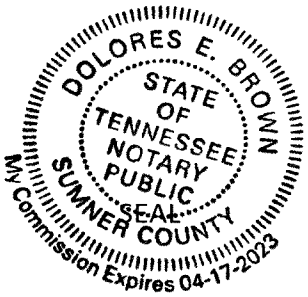
True Copy Certification

I, **Fancy Behme**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Fancy Behme

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state, **Fancy Behme,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023