Karen Johnson Davidson County
Batch# 509867 DEEDWARR
11/06/2020 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20201106-0130630

# Warranty Deed

| | |
|---|---|
| CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $625,000.00<br>Emily Dudley<br>Affiant<br><br>Subscribed and sworn to before me, this the 30th day of October, 2020.<br>Carmen Coats<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Carlos Wilson Dunlap | 7th BANK | 105-14-00-016.00-CO |
| 2118 Elliott Avenue #15 | 221 INDIAN LAKE BLVD | |
| Nashville, TN 37204 | HENDERSONVILLE, TN 37075 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TEJENDER S. DHILLON AND INDRA DHILLON, HUSBAND AND WIFE AND BHUPINDER DHILLON AND VINNIE DHILLON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CARLOS WILSON DUNLAP, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 16, as established in Declaration of Covenants, Conditions and Restrictions for Elliott Avenue Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160516-0048883, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tejender S. Dhillon and Indra Dhillon, husband and wife, and Bhupinder Dhillon and Vinnie Dhillon, husband and wife by Warranty deed from Eugene Nelson, an unmarried man of record in Instrument No. 20180724-0071941 Register's Office for Davidson County, Tennessee, dated July 06, 2018 and recorded on July 24, 2018. Scrivener's Affidavit recorded as Instrument No. 20180924-0094588, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2118 Elliott Avenue #15, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of October, 2020.

Tejender Dhillon by Bhupinder Dhillon

**Tejender S. Dhillon by Bhupinder Dhillon, his Attorney-In-Fact**

Indra Dhillon by Bhupinder Dhillon

**Indra Dhillon by Bhupinder Dhillon, her Attorney-In-Fact**

**Bhupinder Dhillon**

Vinnie Dhillon

**Vinnie Dhillon**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Vinnie Dhillon, Bhupinder Dhillon, as Attorney-In-Fact for Tejender S. Dhillon and Indra Dhillon and with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

* INDIVIDUALLY AND

Witness my hand and seal this 30th day of ~~October~~, 2020.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

# True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022