Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 200930583

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2020.

Notary Public
My Commission Expires: 06/03/2021

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 517024 **DEEDWARR**
11/16/2020 12:04:48 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20201116-0134883

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chandravanu Dash and Jui Pandhare 7332 River Bend Road Nashville TN 37221	New Owner	Tax Parcel ID No. 141-12-0E-033.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Narayana B. Bhat and Praphulla N. Bhat, Trustee of the Bhat Family Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chandravanu Dash and Jui Pandhare, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Harpeth Crest Subdivision (formerly Max Vinson Property) of record in Plat at Instrument No. 20020403-0040556, 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 Bhat Family Living Trust by Quitclaim deed from Naravana B, Bhat and wife, Praphulla N. Bhat of record in Instrument No. 20040727-0089647 Register's Office for Davidson County, Tennessee, dated July 26, 2004 and recorded on July 27, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20020403-0040556, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020411-0044759, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Storm Water Detention Agreement of record in Instrument Number 20010712-0074403 and Instrument Number 20011114-0125004, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7332 River Bend Road Nashville TN 37221

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of November, 2020.

Bhat Family Living Trust

BY: B. Narayan Bhat
Narayana B. Bhat, Trustee

BY: Praphulla N. Bhat
Praphulla N. Bhat, Trustee

STATE OF PA
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Narayana B. Bhat and Praphulla N. Bhat, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees for the Bhat Family Living Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Allegheny County (City) PA (State), this 12th day of November, 2020.

Joshua L Carter
Notary Public

My Commission Expires: 07/07/2024

Commonwealth of Pennsylvania - Notary Seal
Joshua L Carter, Notary Public
Beaver County
My Commission Expires July 7, 2024
Commission Number 1372491