WARRANTY DEED

Karen Johnson Davidson County
Batch# 518403 DEEDWARR
11/18/2020 03:27:33 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20201118-0136039

G-TAG-20-110-804

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 7/9/2024

THIS INSTRUMENT WAS PREPARED BY
Ripley Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sanat V. Sanghani and Vina S. Sanghani	**New Owner**	
(NAME)	(NAME)	
3011 Georges lane	**3011 Georges Lane**	**104024C08800CO**
(ADDRESS)	(ADDRESS)	
Alexandria, LA 71301	**Alexandria, LA 71301**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES A. DUENSING AND JULIE L. DUENSING, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANAT V. SANGHANI AND VINA S. SANGHANI, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, Being Unit 804, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register' s Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register' s Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register' s Office for Davidson County, Tennessee, and as further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register' s Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit " B" to the aforementioned Master Deed.

Together with Parking Space Number P1-123 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to James A. Duensing and wife, Julie L. Duensing by Warranty deed from West End Partners LLC. a Tennessee limited liability company of record in Instrument No. 20100104-0000481 Register's Office for Davidson County, Tennessee, dated 12/31/2009 and recorded on 1/4/2010.
See also Quitclaim Deed Instrument No. 202006120060457 conveying above mentioned parking space to James A. Duensing and Julie L. Duensing, dated 5/28/2020, Register's Office for Davidson County, Tennessee

This conveyance is subject to:
• Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.
• Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The West End, a condominium community of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee.
• Charter of The West End Condominium Association of record in Instrument No. 20101105-0089042, Register's Office for Davidson County, Tennessee.
• Bylaws of the West End Condominium Association of record in Instrument Number 20080401-0032619, in the Register's Office for Davidson County, Tennessee.

- Stormwater Detention Agreement in Instrument No. 20051013-0123588, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Drainage in Instrument No. 20051013-0123589, Register's Office for Davidson County, Tennessee.
- Application to Combine Parcels of record in Instrument Number 20051123-00141766, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Parking Space of record in Instrument Number 20180911-0089959, Instrument No. 20190206-0011450 and Instrument No. 20190206-0011451, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease and notice of exercise of option of record in Instrument Number 20091215-0114280, in the Register's Office for Davidson County, Tennessee.
- Notice of Quitclaim deed and agreed release of real property liens and encumbrances of record in Instrument Number 20120119-0005400, in the Register's Office for Davidson County, Tennessee.
- Article of Conversion to LLC of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **110 31st Ave North #804, Nashville, Tennessee 37203**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th DAY OF NOVEMBER, 2020.

James A. Duensing

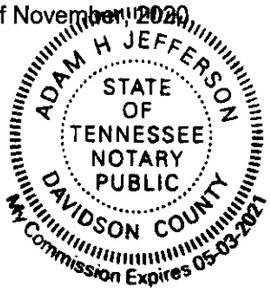
Julie L. Duensing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES A. DUENSING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)

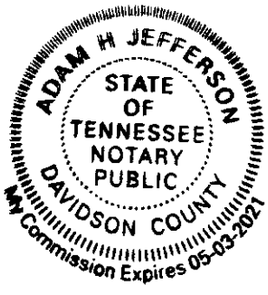


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JULIE L. DUENSING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of November, 2020.

Notary Public
My Commission Expires: 5/3/21
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212