RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014666

Karen Johnson Davidson County
Batch# 520925 DEEDWARR
11/24/2020 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20201124-0138107

**WARRANTY DEED**

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of November, 2020.

NOTARY PUBLIC

My commission expires:

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Geetha Bhatt and<br>Narasimhamurthy Bhatt<br>4515 Michigan Avenue<br>Nashville, TN 37209 | Same address as new owner | 091-08-0B-010.00 |

FOR AND IN CONSIDERATION of the sum of Three Hundred Ninety Thousand and 00/100 Dollars ($390,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **COLBY F. BLOCK, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **GEETHA BHATT AND NARASIMHAMURTHY BHATT, WIFE AND HUSBAND,** , hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit J, Phase 5, together with the appurtenant interest in the common elements of EastOak Groves Townhouses, a horizontal property regime with private elements, established by Master Deed of record in Instrument #20080602-0055567, amended in Instrument #20091119-0106608, in Instrument #20100517-0037873, in Instrument #20110526-0040369, and in Instrument #20120402-0027510, Register's Office for said County, said unit being depicted on the site plan attached as Exhibit "A" to the aforementioned amendment to Master Deed in instrument #20110526-0040369, said Register's Office, and being located on Lot Nos. 7 and 8, Block 3, on the plan of East Extension of Plan No. 1, West Nashville, of record in Book 421, page 1, said Register's Office.

Being the same property conveyed to Colby F. Block, unmarried by Quitclaim Deed from Christian S. Dato, dated July 21,2020 and recorded October 22, 2020, in Instrument #20201022-0122970, said Register's Office.

Being the same property previously conveyed to Colby F. Block and Christian S. Dato, wife and husband, as tenants by the entirety, from Cody Nicole Hudgens, married, by Warranty Deed dated May 22, 2014 and recorded May 23, 2014 in Instrument #20140523-0044904, said Register's Office.

The address of the herein described property is believed to be 4515 Michigan Avenue, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 19th day of November, 2020.

Colby Block

**COLBY F. BLOCK**

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Colby F. Block with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 19th day of November, 2020.

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

Notary Public

Robyn L McCormack

Printed Notary Name

My commission expires: 11-19-2023

# True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021