WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-9266-mC

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2014558

Karen Johnson Davidson County
Batch# 524407 DEEDWARR
12/03/2020 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20201203-0140631

WARRANTY DEED

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2020.

NOTARY PUBLIC

My commission expires: 3-6-2024

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
Amani Kelly 2712 Sharondale Drive Nashville, TN 37215	Same address as new owner	117-03-0-081.00

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty Thousand and 00/100 Dollars ($530,000.00), 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, **BALJIT BAIDWAN, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **AMANI KELLY**, 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 the 7th Civil District of Davidson County, Tennessee, being Lot No. 11 on the Plan of Hillsboro Circle, a Re-subdivision of Campbell's Sharondale Plan of record in Book 1130, page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Included in the above description but specifically excluded therefrom is the following tract of land conveyed to the State of Tennessee by Deed from Margaret Byrd of record in Book 4794, page 241, said Register's Office.

Beginning at the point of intersection of the east boundary of this property and the south right-of-way of the Tennessee Central Railroad, said point being along the said right-of-way westwardly 737.7 feet from the west margin of Hillsboro Pike; thence along the said east boundary South 15 degrees West 41.2 feet to a point; thence North 74 degrees 30' West 60.0 feet; thence North 15 degrees 30' West 41.2 feet to a point; thence South 74 degrees 30' East 60.0 feet to the point of beginning and containing 2,470 square feet.

Being the same property conveyed to Baljit Baidwan, married from Wavil Joe Holmes, unmarried, by Warranty Deed dated 07/05/2006 and recorded 07/12/2006 in Instrument No. 20060712-0083835, Register's Office of said County. Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The address of the herein described property is believed to be 2712 Sharondale Drive, Nashville, TN 37215, 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 he is lawfully seized and possessed of said real estate; that he 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 covenants and binds himself, his 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 30th day of October, 2020.

Baidwan.

BALJIT BAIDWAN

STATE OF KANSAS
COUNTY OF JOHNSON

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

WITNESS my hand and seal, this the 29th 30th day of October, 2020.

MJ

Notary Public MARK JACOBS
My commission expires: 10/10/2024

MARK JACOBS
Notary Public, State of Kansas
My Appointment Expires
October 10, 2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

