Karen Johnson Davidson County
Batch# 526873 DEEDWARR
12/08/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $702.63
20201208-0142919

# WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

| ADDRESS NEW OWNER(S) AS FOLLOWS: Maruti Real Estate LLC | SEND TAX BILLS TO: owner at owners | MAP-PARCEL NUMBERS |
|---|---|---|
| (NAME) | (NAME) address | 10816033500 |
| 1309 Timber Valley Dr. (ADDRESS) | (ADDRESS) | |
| Nashville TN 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carole Webster and James Robert Gaither, Co-Administrators of The Estate of Richard Michael Gaither, Carole Webster and James Robert Gaither, and William Randall Gaither,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maruti Real Estate LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 105-B Zone Lot Division, Percy Priest Woods, Lots 105 thru 110, Section 4 of record in Plat Book 6250 at page 843 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Being the same property conveyed to Richard M. Gaither, unmarried, by virtue of that certain Warranty Deed dated June 30, 1992, and being of record at Book 8668, Page 755 in the Register's Office of Davidson County, Tennessee. Richard M. Gaither died intestate on June 6, 2019 leaving Carole Webster, James Robert Gaither, and William Randall Gaither, are his remaining heirs per Affidavits of Heirship of record at Instrument No. _____20201208014291 8_____ in the Register's Office of Davidson County, TN. His intestate estate is being probated at Docket No.19P1101 in the Probate Court of Davidson County, TN.**

**This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 928 Hammack Dr, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 29th day of October, 2020.

**Carole Webster and James Robert Gaither, Co-Administrators of The Estate of Richard Michael Gaither**

Carole Webster, Co-Administrator
**By: Carole Webster, Co-Administrator**

James Robert Gaither, Co-Administrator
**By: James Robert Gaither, Co-Administrator**

Carole Webster
**Carole Webster**

James Robert Gaither
**James Robert Gaither**

William Randall Gaither
**William Randall Gaither**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carole Webster, Co-Administrator and James Robert Gaither, Co-Administrator,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2020.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carole Webster, James Robert Gaither and William Randall Gaither,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of October, 2020.

Notary Public

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022

202012080142919