Karen Johnson Davidson County
Batch# 529454 DEEDWARR
12/10/2020 11:55:30 AM 6 pgs
Fees: $33.00 Taxes: $1,145.15
20201210-0144593

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6 DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/12/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Paul McClintock	New Owner	
(NAME)	(NAME)	173 04 0A 231.00
5241 Ridgefalls Way		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **SARVESH MIYAN, MARRIED, SATISH BISHT, MARRIED AND KASHYAP KHETANI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER PAUL MCCLINTOCK, MARRIED MAN,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 231 on the Plan of Phase Two Oak Highlands, a Planned Unit Development, of record in Instrument 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarvesh Miyan married and Kashyap Khetani, married and Satish Bisht, married, as tenants in common, by Warranty Deed from Randy T. Harrell and wife, Vicki S. Harrell, of record in Instrument No. 20140716-0062786, in the Register's Office of Davidson County, Tennessee, dated July 14, 2014 and recorded on July 16, 2014.

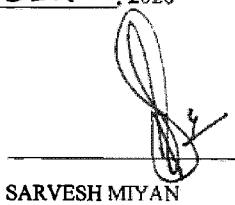
This was never the principal place of residence for the Grantors.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 5241 Ridgefalls Way, Antioch, TN 37013
(unimproved)
(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 4 day of NOVEMBER, 2020



SARVESH MIYAN

STATE OF _____

COUNTY OF _____

OA Attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarvesh Miyan the 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 _____ day of _____, 20____.

Commission expires:

_____
Notary Public

Witness my hand this 4 day of NOVEMBER, 2020

SATISH BISHT

STATE OF _____

COUNTY OF _____

CA Attached

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Satish Bisht, the 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 _____ day of _____. 20____.

Commission expires:

Notary Public

Witness my hand this 4 day of NOVEMBER, 2020

KASHYAP KHETANI

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kashyap Khetani, the 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 _____ day of _____, 20____.

Commission expires:

Notary Public

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara)

On November 4, 2020 before me, Eileen Vines, Notary Public
(insert name and title of the officer)

personally appeared Sarvesh Miyan, Satish Bisht, Kashyap Khetani,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

EILEEN VINES
Notary Public - California
Santa Clara County
Commission # 2174849
My Comm. Expires Jan 2, 2021

Signature _____ **(Seal)**

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

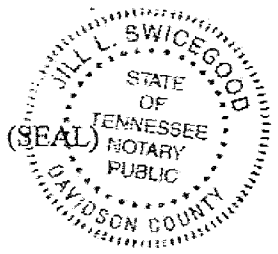
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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