Karen Johnson Davidson County
Batch# 535773 DEEDWARR
12/16/2020 10:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,243.20
20201216-0148518

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $336,000.00.

Amy T. Nelson
Affiant

Subscribed and sworn before me this the 14 day of December, 2020.

Notary Public
My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Dhiraj Gupta 709 Preservation Way Nashville, TN 37207	New Owner	049-10-0A 048.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID SOTO-MADRID AND LINDSAY PARIS-MADRID, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DHIRAJ GUPTA, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Parmely Cove, Phase II, of record in Instrument No. 20150727-0073286, having been corrected to read Parmley Cove, Phase II, by Surveyor's Certificate of Correction of record in Instrument No. 20151228-0130216, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to David Soto-Madrid and Lindsay Paris-Madrid, husband and wife, by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated 09/29/2016, of record in Instrument No. 20161003-0103885, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 709 Preservation Way, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 10 day of December, 2020.

David Soto-Madrid

Lindsay Paris-Madrid

STATE OF Texas

COUNTY OF Medina

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, David Soto-Madrid and Lindsay Paris-Madrid, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10 day of December, 2020.

My commission expires: 05/08/2023

Notary Public

NOTARY PUBLIC STATE OF TEXAS
Cassandra Ruiz
My Commission Expires
05/08/2023
ID No. 132006309

CERTIFICATE OF AUTHENTICITY

I, Brenda Franks Hale, 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.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, LaRhonda H. Maxey, a Notary Public for this County and State, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

LaRhonda H. Maxey

My Commission Expires: 11/05/2024

