Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite 102
Nashville, TN 37212
File Number: 4-9575-TC

Karen Johnson Davidson County
Batch# 541982 DEEDWARR
12/23/2020 01:25:58 PM 2 pgs
Fees: $13.00 Taxes: $1,028.60
20201223-0153034

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $278,000.00.

KCM
Affiant

Subscribed and sworn to before me, this the 21st day of December, 2020.

Notary Public
My Commission Expires: _____

HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ravi Sachan 6215 Henry Ford Drive Nashville, TN 37209	PO Box 128402 Nashville, TN 37212	090 16 0 071.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Joyce Worthington and Judy Brown**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ravi Sachan**, hereinafter called the Grantee(s), his/her/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. 202 on the Charlotte Park, Section III, as of record in Book 2663, Page 70, and Register's Office for said county.

Said Lot No. 202 fronts 74 feet on the Southerly side of Henry Ford Drive and runs back 165.6 feet on the Westerly side and 177.7 feet on the Easterly side to a dead line in the rear measuring 75.1 feet thereon.

Being the same property conveyed to Joyce Worthington and Judy Brown, by Executor's Quitclaim Deed from Joyce Worthington and Judy Brown, Co-Executors of the Estate of Sarah Hall Sharp, of record in Instrument No. 20200824-0094890, in the Register's Office of Davidson County, Tennessee, dated August 11, 2020 and recorded on August 24, 2020.

D. L. Sharp and Sarah Sharp, aka Sarah Hall Sharp is now deceased as shown in the Probate Court for Davidson County, Tennessee, in Probate No. 20P-1073.

Being the same property conveyed to D. L. Sharp and wife, Sarah Sharp, by Warranty Deed from The Price Company, a Tennessee Corporation, of record in Book 3810, Page 977, in the Register's Office of Davidson County, Tennessee, dated September 04, 1964 and recorded on September 11, 1964.

This is ☒ improved or ☐ unimproved property located at: **6215 Henry Ford Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of December, 2020.

GRANTORS:

Joyce Worthington

Judy Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Joyce Worthington and Judy Brown, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of December, 2020.

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission expires: 11/6/24