WARRANTY DEED

Karen Johnson Davidson County
Batch# 542013 DEEDWARR
12/23/2020 02:03:22 PM 2 pgs
Fees: $13.00 Taxes: $971.25

20201223-0153086

A-PT-20-1406

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Cardona and Kumar Doshi	**New Owner**	
(NAME)	(NAME)	**053-02-0-049.00-CO**
79 Monroe Street		**053-02-0-031.00**
(ADDRESS)	(ADDRESS)	
Garden City, NY 11530		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERITAGE HOUSE DESIGNS, INC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES CARDONA AND KUMAR DOSHI, A TENANTS IN COMMON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:Being Lot No. 281 of Section "C-1" and Lot No. 281-A of Section "C-2" on the Plan of E.I. DuPont de Nemours and Company's Subdivision, as of record in Book 1424, page 130, and Book 1835, page 53, Register's Office for said County. Said Lots Nos. 281 and 281-A are described together as follows: Beginning on the westerly side of Bryan Street at the corner of Lots Nos. 280 and 281 of Section "C-1"; thence with the line between said lots, westwardly 160 feet to the corner of Lots Nos. 280 and 281 of Section "C-1" and 280-A and 281-A of Section "C-2"; thence with the line between Lots Nos. 280-A and 281-A, westwardly 224.2 feet to the northeasterly line of Tennessee Central Railroad right-of-way; thence with said right-of-way, south 46 degrees 02 minutes East 88.4 feet to the corner of Lots Nos. 281-A and 282-A; thence with the line between said lots, eastwardly 162.4 feet to the corner of Lots Nos. 281 and 282 of Section "C-1" and 281-A and 282-A of Section "C-2"; thence with the line between Lots Nos. 281 and 282, eastwardly 160 feet to the westerly side of Bryan Street; thence with said Street, northwardly 62 feet to the beginning.

Being the same property conveyed to Heritage House Designs, Inc, a Tennessee corporation, by Warranty Deed from Mary Louise Swinea Barnett of record in Instrument No. 20070801-0091552, Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded on August 01, 2007.

Correction Affidavit at Instrument No. 20101104-0088442, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 1424, Page 130 and Book 1835 Page 53, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20070801-0091552; and in Book 2020, Page 527 and Book 2447, Page 151, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easements of record in Book 626, Page 556; Book 662, Page 743; and Book 2020, Page 527, in the Register's Office for Davidson County, Tennessee.
- Possible right of Tennessee Central Railroad, or their successors, to increase its right-of-way to the full extent of its charter.
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1406 Bryan Street and 0 Bryan Street, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 18 DAY OF DECEMBER, 2020.

Heritage House Designs, Inc

BY: _____
John C. Phillips
Sole Shareholder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOHN C. PHILLIPS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the SOLE SHAREHOLDER of HERITAGE HOUSE DESIGNS, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as SOLE SHAREHOLDER.

Witness my hand and official seal, this the 18th of December, 2020.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212