PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Karen Johnson Davidson County
Batch# 544148 DEEDWARR
01/04/2021 08:21:30 AM 4 pgs
Fees: $23.00 Taxes: $1,221.00
20210104-0000021

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61529

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Sarah A. McDonald Aristotle McDonald 523 Belair Way Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131060D52300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$330,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Anjali Monic Shenai, as to a Sixty percent (60%) undivided interest and Jayant P. Shenai and Sunita J. Shenai, as to a Forty percent (40%), undivided interest**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sarah A. McDonald and Aristotle McDonald, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 523 of Burton Hills Townhomes, Village of Belair, Phase 1, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit "B" to the Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, book 6903, page 351, Book 6962, page 325, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jayant P. Shenai and Sunita J. Shenai, a 1/2 interest each as tenants in common, by Warranty Deed from Michelle L. Reeder, an unmarried person, dated April 9, 2004 and recorded on April 12, 2004, of record in Inst. No. 20040412-0041035, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 3, 2005, recorded March 4, 2005, of record in Inst. No. 20050304-0024173, said Register's Office, a twelve percent (12%) undivided interest in subject property was conveyed to Anjali Monic Shenai. By Quitclaim Deed dated January 30, 2006, recorded February 10, 2006, of record in Inst. No. 20060210-0016442, said Register's Office, a twelve percent (12%) undivided interest in subject property was conveyed to Anjali Monic Shenai. By Quitclaim Deed dated March 2, 2007, recorded April 30, 2007, of record in Inst. No. 20070430-0051236, said Register's Office, a twelve percent (12%) undivided interest in subject property was conveyed to Anjali Monic Shenai. By Quitclaim Deed dated March 28, 2008, recorded April 7, 2008, of record in Inst. No. 20080407-0034751, said Register's Office, a twelve percent (12%) undivided interest in subject property was conveyed to Anjali Monic Shenai. By Quitclaim Deed dated May 23, 2011, recorded May 24, 2011, of record in Inst. No. 20110524-0039533, said Register's Office, a ten percent (10%) undivided interest in subject property was conveyed to Anjali Monic Shenai.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, in Plat Book 6250, page 284, revised in Book 6250, page 649, and as shown on Exhibit "B" to the Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6962, page 325, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; The provisions of the condominium Master Deed of record in Book 6690, page 70, amended in Book 6739, page 701, Book 6824, page 298, Book 6890, page 963, Book 6903, page 351, Book 6911, page 827, Book 6962, page 325, Book 6964, page 525,

Book 7046, page 520, Book 7076, page 691, Book 7146, page 188, Inst. No. 20010627-0068123, re-recorded in Inst. No. 20050708-0079325, Inst. No. 20031016015358 2, Inst. No. 20160113-0003443, Inst. No. 20160526-0053151, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters; Declaration of Covenants, Conditions and Restrictions of record in Book 6517, page 522, and Book 6691, page 593, said Register's Office; Charter of Burton Hills Townhomes, Village of Belair, Phase 1 Council, Inc. of record in Book 6665, page 18, said Register's Office; Charter of Burton Hills Homeowners Association, Inc., of record in Book 6517, page 505, amended in Book 6921, page 216, said Register's Office.

This instrument is executed on behalf of Anjali Monic Shenai by Sunita J. Shenai pursuant to a Power of Attorney executed by her on the 16th day of December, 2020, of record in Instrument No. 202101040000020, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 523 Belair Way, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of December, 2020.

Anjali Monic Shenai, by Sunita J Shenai Attorney-in-Fact

Anjali Monic Shenai by Sunita J. Shenai, Attorney-In-Fact

Jayant P. Shenai

Jayant P. Shenai

Sunita J Shenai

Sunita J. Shenai

State of Tennessee

County of Davidson

On this 22nd day of December, 2020, before me the undersigned authority, personally appeared **Jayant P. Shenai and Sunita J. Shenai**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sunita J. Shenai** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Anjali Monic Shenai**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of December, 2020.

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $330,000.00.

Dawn D Chase
Affiant

Sworn and subscribed before me this 22nd day of December, 2020.

Laura Elizabeth Mathis
Notary

My Commission Expires: 3-13-22

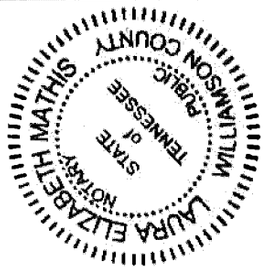


EXHIBIT "A"
To
Warranty Deed

FROM: Anjali Monic Shenai, Jayant P. Shenai, and Sunita J. Shenai

TO: Aristotle McDonald and Sarah McDonald

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Sunita J Shenai
Sunita J. Shenai, Affiant

Sworn to and subscribed before me this 22nd day of December, 2020.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY