Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 554403 DEEDWARR
01/14/2021 11:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,043.40
20210114-0006483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Subscribed and sworn to before me this 4th day of January, 2021.

Notary Public
My Commission Expires: 3/13/2022

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

2020-812

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nishant Bansal	Better Mortgage Corporation	
225 Grand Street	120 Broadway 5th Floor	173-09-0A-566.00-CO
Jersey City, NJ 07302	New York, NY 10271	

WARRANTY DEED

For and in 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

Jonathan Annett and Mandi J. Arquilla, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Nishant Bansal, a married man, as his sole and separate property,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 780 on the Plan of Resubdivision of Lots 347 through 350, Phase Five, Lenox Village of record in Plat at Instrument No. 20060207-0015347, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jonathan Annett, a single man by Warranty deed from Nest Remodel, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160411-0034660 Register's Office for Davidson County, Tennessee, dated March 08, 2016 and recorded on April 11, 2016.

Being the same property conveyed to Jonathan Annett, a single man and Mandi J. Arquilla, a single woman, as joint tenants by QuitClaim deed from Jonathan Annett, a single man of record in Instrument No. 20160526-0053140 Register's Office for Davidson County, Tennessee, dated May 08, 2016 and recorded on May 26, 2016.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1311 Concord Mill Lane, Nashville, TN 37211.**

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 our hands this 4th day of January, 2021.

Jonathan Annett

Mandi J. Arquilla

STATE OF CALIFORNIA
COUNTY OF ORANGE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jonathan Annett and Mandi J. Arquilla, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dana Point, California, this 4th day of January, 2021.

Notary Public
My Commission Expires:

CALIFORNIA ALL-PURPOSE CERTIFICATE OF 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 Orange

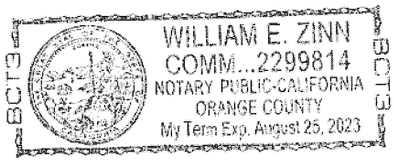
On Jan. _4___, 2021 before me, _____William E. Zinn, Notary Public_____,

Personally Appeared **Jonathan Annett, Mandi J. Arquilla**

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.



_____

Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____

(Title or description of attached document)

_____

(Title or description of attached document continued)

Number of Pages _____ Document Date_____

_____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

_____

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

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 D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY