Karen Johnson Davidson County
Batch# 574134 DEEDWARR
02/12/2021 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $779.59
20210212-0020588

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232098

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~) Williamson
(R2)

The actual consideration or value, whichever is greater, for this transfer is: $210,700.00.

Affiant

Subscribed and sworn to before me, this 12th day of February, 2021.

Notary Public
My Commission Expires: 6-26-21

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kelsi L. Ray 2831 Hillside Drive H4 Nashville TN 37212	~~New Owner~~ Acopia LLC 306 Northcreek Blvd, Ste 100 Goodlettsville, TN 37072	Tax Parcel ID No. 104 10 0N 028.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Meera Sardessai** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kelsi L. Ray, an unmarried woman, and John D. Ray, a married man,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. H-4 of Westchester Condominiums, a horizontal property regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Westchester Condominiums of record in Instrument No. 20070607-0068596, and corrected in Instrument No. 20071009-0120320, and any amendments thereto, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Farrell Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Joseph Jenkins, Unmarried, of record in Instrument No. 20160601-0054820, in the Register's Office of Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016.

Being the same property conveyed to Meera Sardessai, by Quitclaim Deed from Farrell Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 202102120020587, in the Register's Office of Davidson County, Tennessee, dated February ___, 2021, and recorded on February ___, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Co's Subdivision of Westmoreland Place, as recorded in Plat Book 421, Page(s) 16.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Westchester Condominiums of record in Instrument No. 20070607-0068596, as corrected in Instrument No. 20071009-0120320; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

This is improved property located at 2831 Hillside Drive H4 Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of February, 2021.

Meera Sardessai

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Meera Sardessai, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2021.

RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY