Karen Johnson Davidson County
Batch# 589178 DEEDWARR
03/11/2021 09:12:51 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20210311-0032093

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-10852-SM

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of March, 2021.

Notary Public
My Commission Expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Ateet Upadhyaya<br>5326 Edmondson Pike, 1<br>Nashville, TN 37211 | Cardinal Financial Company<br>3701 Arco Corporate Drive<br>Suite 200<br>Charlotte, NC 28273 | 161-01-0A-025.00-C |

## 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, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Seth Joseph Colon, a married man***, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ateet Upadhyaya, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee. being Lot No. 5326 - #1 on the Plan of Danbury Condominiums, of record in Book 6612, Page 122, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Danbury Homeowner's Association, all as described in the Master Deed for Danbury Homeowners' Association, of record in Book 6612, Page 75, et seq., Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Seth Joseph Colon, unmarried man, by Warranty Deed from James S. Baggett and Kelly H. Baggett, husband and wife, of record in Instrument No. 20190705-0065607, Register's Office for Davidson County, Tennessee, dated June 21, 2019 and recorded on July 5, 2019; and further being the same property conveyed to James S. Baggett and Kelly H. Baggett, husband and wife by Warranty Deed from Amanda R. McCaslin, unmarried, of record in Instrument No. 20160525-0052703, said Register's Office, dated May 17, 2016 and recorded on May 25, 2016.

*Aubrey Colon joins in this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise.

This is ☒ improved or ☐ unimproved property located at: **5326 Edmondson Pike, 1, Nashville, TN 37211**.

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee 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 GRANTEE, their heirs and assigns forever; and we do covenant

with the said GRANTEE 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, 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 10th day of March, 2021.

GRANTOR:

Seth Joseph Colon

Aubrey Colon

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Seth Joseph Colon and Aubrey Colon, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of March, 2021.

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22