RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 598864 DEEDWARR
03/23/2021 03:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,250.60
20210323-0038526

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $338,000.00.

Affiant

Sworn to and subscribed before me this 19 day of March, 2021.

Notary Public

My Commission Expires:

(SEAL)

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Mark Zachary Williams Word and Megan Colleen Word 1609 22nd Ave Nashville, TN 37209	New Owner(s)	081-11-0-117.00

This Indenture is made on the 22nd day of March, 2021, by and between **MAULIK L. SHAH, A SINGLE MAN** ("Grantor"), and **MARK ZACHARY WILLIAMS WORD AND MEGAN COLLEEN WORD, HUSBAND AND WIFE** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 113 , as shown on the map entitled S.A. Champion's Subdivision, of record in Plat Book 161, page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description

Being the same property conveyed to Maulik L. Shah, a single man by Warranty deed from Tamara Fyke, unmarried of record in Instrument No. 20190722-0071423, dated June 28, 2019, said Register's Office.

This is improved property known as 1609 22nd Ave, Nashville, TN 37209.

This conveyance is being made subject to:

1. Taxes for the year 2021, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 161, Page 132, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 19 day of March, 2021.

GRANTOR:

Maulik L. Shah

STATE OF MASSACHUSETTS)
COUNTY OF MIDDLESEX)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MAULIK L. SHAH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of March, 2021.

Notary Public

My Commission Expires: 6/26/2026

JAMAL K. ELZEIN
Notary Public, Commonwealth of Massachusetts
My Commission Expires June 26, 2026

True Copy Certification

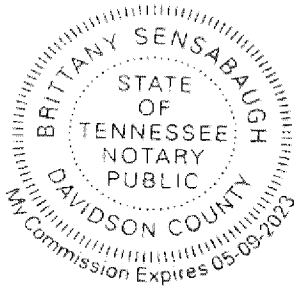
I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 05-09-23