Karen Johnson Davidson County
Batch# 604661 DEEDWARR
04/01/2021 08:19:30 AM 2 pgs
Fees: $13.00 Taxes: $3,422.50
20210401-0042775

# WARRANTY DEED

**True Copy Certification**

I, John A. Bell Sr., 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 TN
County of Davidson
Personally appeared before me, Leah Moore a notary public for this county and state, John A Bell Jr., 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: 01-06-2025
Notary Seal (if not on paper):

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2021.

Leah Moore
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

**THIS INSTRUMENT WAS PREPARED BY**
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0366-21

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Jonathan Lee | Jonathan Lee | 144-08-0B-011.00CO |
| (NAME) 6 Castlewood Ct | (NAME) 6 Castlewood Ct | |
| (ADDRESS) Nashville, TN 37215 | (ADDRESS) Nashville, TN 37215 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Nine Hundred Twenty-Five Thousand And No/100 Dollars ($925,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHITRA MUKHERJI AND ASHOKE A. MUKHERJI, CO-TRUSTEES OF THE CHITRA MUKHERJI REVOCABLE TRUST,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN LEE,** HEREINAFTER CALLED THE GRANTEES, THEIR 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. 11 on the Plan of a Revision of Castlewood of record in Plat Book 6900, Page 133, 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 Chitra Mukherji and Ashoke A. Mukherji, Co-Trustees of the Chitra Mukherji Revocable Trust by Warranty Deed from Aylin Mine Ozgener, unmarried fka Aylin O. Franke and Robert H. Franke, unmarried of record in Instrument No. 20131119-0119408, Register's Office for Davidson County, Tennessee, dated November 15, 2013 and recorded on November 19, 2013, as corrected by Affidavit recorded in Instrument No. 20141215-0114328, Register's Office for Davidson County, Tennessee.

This is:

unimproved ☐

improved ☒ property, known as 6 Castlewood Ct, Nashville, TN 37215

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of March, 2021.

Chitra Mukherji and Ashoke A. Mukherji, Co-Trustees of the Chitra Mukherji Revocable Trust

BY: _____
ASHOKE MUKHERJI
Trustee

BY: _____
CHITRA MUKHERJI
Trustee

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Ashoke Mukherji with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Trustee of the Chitra Mukherji Revocable Trust, the within named bargainor, a trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Ashoke Mukherji.

Witness my hand, at office, this 26th day of March, 2021.

_____
Notary Public
My Commission Expires: 11-20-2021

PAMELA A. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
My Commission Expires 11-20-2021

State of Tennessee
County of Davidson

Before me, a Notary Public of the state and county mentioned, personally appeared Chitra Mukherji with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a Trustee of the Chitra Mukherji Revocable Trust, the within named bargainor, a trust, and that such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust as Chitra Mukherji.

Witness my hand, at office, this 26th day of March, 2021.

_____
Notary Public
My Commission Expires: 11-20-2021

PAMELA A. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY
My Commission Expires 11-20-2021