WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 612127 DEEDWARR
04/12/2021 09:20:30 AM 3 pgs
Fees: $18.00 Taxes: $140.60
20210412-0047929

ADAM G LAFFOON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24
(AFFIX SEAL)

File No.: RES-20-7949

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald D. Runyeon	Same as owner	156 01 0A 016.00
(NAME) PO Box 90617	(NAME)	
Nashville TN. 37209		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RAMESH SHARMA AND WIFE, RANI SHARMA AND RAJIV SHARMA, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **RONALD D. RUNYEON,** Married , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in the Davidson County, Tennessee, being Lot No. 16 on the plan of Revised Amber Hills Subdivision, of record in Book 7900, Page 377, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ramesh Sharma and wife, Rani Sharma and Rajiv Sharma, as joint tenants with the right of survivorship, by Special Warranty Deed from First Tennessee Bank National Association, dated April 26, 1995, recorded May 4, 1995, in Book 9664, Page 532, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **unimproved** property, known as 7949 Amber Hills Lane, Nashville, TN 37221
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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(S), 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 my/our hand(s) this 9th day of April, 2021

Ramesh Sharma

Rani Sharma

Rajiv Sharma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2021, before me personally appeared Ramesh Sharma, and Rani Sharma, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 9th day of April, 2021.

ADAM G LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 3/6/24

STATE OF ALABAMA
COUNTY OF MADISON

On this 7th day of April, 2021, before me personally appeared Rajiv Sharma, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of April, 2021.

SALOME FORD
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Notary Signature
My commission expires: AUGUST 05, 2024

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

