Karen Johnson Davidson County
Batch# 618693 DEEDWARR
04/20/2021 10:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20210420-0052711

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me, this 13th day of April, 2021.

Notary Public

My commission expires: _____

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Suresh & Lori Mahajan	New Owner	117-03-0K-002.00
13060 Chasemoor Dr.		
Strongsville, OH 44136		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Thomas Bratcher, Trustee of the Steven Young Irrevocable Trust dated December 12, 2017

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Suresh Mahajan and Lori Mahajan, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 2102A as shown on Exhibit B in the Declaration and Master Deed for The Gracie Park Townhomes of record as Instrument No. 20051109-0135780 and Instrument No. 20051130-0143882, and formerly known as Lot No. 13 on the Plan of Sharon Hill Circle of record in Plat Book 1424, page 115 and of The Gracie Park Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Gracie Park Townhomes of record in Instrument No. 20051109-0135780, and amended in instrument No. 20051130-0143882 and Instrument No. 20060412-0042048, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Thomas Bratcher, Trustee of the Steven Young Irrevocable Trust dated December 12, 2017 by Quitclaim deed from Robert S. Young, unmarried, being one and same as Steven Young of record as Instrument No. 20171214-0127405, Register's Office for Davidson County, Tennessee.

BEING improved property known as 2102A Sharondale Drive, Nashville, Tennessee 37215, also known as 2102B Sharondale Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 13th day of April, 2021.

The Steven Young Irrevocable Trust dated December 12, 2017

Thomas Bratcher, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Thomas Bratcher, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is Trustee of the Steven Young Irrevocable Trust dated December 12, 2017 and that as Trustee he is authorized by the Trust to execute the within instrument as its Trustee and further acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of April, 2021.

Notary Public
My Commission Expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

LTC File No. 21-000145-528

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021