FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **675,000.00**. Robin Edwards Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/30/2021** Tracey Perry Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By



Karen Johnson Davidson County
Batch# 628194 **DEEDWARR**
05/04/2021 09:20:50 AM 2 pgs
Fees: $13.00 Taxes: $2,497.50

20210504-0059438

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3722

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Farid Thanawalla	NEW OWNER	**104 02 4C 046.00**
(NAME) **110 31st Avenue North**	(NAME)	
(ADDRESS) **Nashville, TN, 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Anirban Kamal Bhattacharjee and Priyanka Banerjee, Husband and Wife** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Farid Thanawalla, a single person** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Condominium located in Davidson County, Tennessee, Being Unit No 608 of The West End (a community condominium), a Condominium/Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The West End (a community condominium) of record in Instrument No., 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unity owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through , or upon the land embracing the regime and buildings thereof: said Units being depicted on Exhibit "B" to said Master Deed; together with percentage interest in the common elements and voting percentage as set forth in Exhibit "D" of said Master Deeds.

Being the same property conveyed to Anirban Kamal Bhattacharjee and Priyanka Banerjee, Husband and Wife by Deed dated August 29, 2016 from Joseph D. Maxwell, unmarried, recorded September 2, 2016, in Instrument Number 20160902-0092574, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

Unimproved ☐
This is improved ☒ property, known as **110 31st Avenue North, Nashville, TN 37203**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **April, 2021**.

Anirban Kamal Bhattacharjee

Priyanka Banerjee

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Anirban Kamal Bhattacharjee and Priyanka Banerjee, Husband and Wife** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **30th** day of **April, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY