Prepared By & Return To:
Tennessee Title Services, LLC
207 North Main Street
Dickson, TN 37055
D-21-2558

SHERRY D SCHEID
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY
MY COMMISSION EXPIRES 9-21-2021

STATE OF ~~TENNESSEE~~
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $261,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of May, 2021

Notary Public

Commission Expires: 9-21-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Abbe Paddock 117 Highland Villa Drive Nashville, TN 37211	Ark-La-Tex Financial Services, LLC dba Benchmark Mortgage 5160 Tennyson Parkway Suite 1000 Plano, TX 75024	161-14-0B-117.00-CO

Karen Johnson Davidson County
Batch# 634654 DEEDWARR
05/12/2021 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $965.70
20210512-0064011

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Atul Ashock Bhave and Pallavi Balvant Damle, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica A. Paddock, unmarried woman

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 Unit No. 117, together with the appurtenant interest in the common elements of Highland Villa, a horizontal property regime established by Master Deed and By-Laws, of record in Book 7278, page 312 amended in Book 7347, page 717, Book 7352, page 630, Book 7470, page 153, Book 7467, page 850, Book 7600, page 361, Book 8090, page 537, Book 8131, page 95, Book 8173, page 84, Book 8199, page 149, Book 8658, page 595, Book 8765, page 610, Book 9730, page 265, Book 9730, page 268, Book 9730, page 271 and Book 10871, page 232, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Atul Ashock Bhave and Pallavi Balvant Damle, husband and wife by Warranty Deed from Suzanne J. Weber, an unmarried woman of record in Instrument No. 20180627-0062212 Register's Office for Davidson County, Tennessee, dated June 22, 2018 and recorded on June 27, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 117 Highland Villa Drive, Nashville, TN 37211

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 so 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.

Dated this the 3rd day of May, 2021.

Atul Ashock Bhave

Pallavi Balvant Damle

STATE OF CALIFORNIA
COUNTY OF Santa Clara

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Atul Ashock Bhave and Pallavi Balvant Damle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Santa Clara, California, this 3rd day of May, 2021.

NOEMI B. NUNEZ
COMM. #2302572
NOTARY PUBLIC - CALIFORNIA
SAN MATEO COUNTY
My Commission Expires 09/19/2023

Notary Public
My Commission Expires: Sep. 19, 2023

(Notary Seal)

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.



Notary's Signature

My Commission Expires: 12/15/2021