Karen Johnson Davidson County
Batch# 635060 DEEDWARR
05/13/2021 09:19:21 AM 2 pgs
Fees: $13.00 Taxes: $2,099.75
20210513-0064541

G#34591-2

BOX #14

This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
1300 Hillsboro Blvd, Ste. B
Manchester, TN 37355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $567,500.00.

Kathy Goodson
Affiant

Subscribed and sworn before me this the 11th of May, 2021.

Notary Public
My commission expires: 8/6/2025

SHERRY D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Amit Gupta 25688 Crestfield Circle Castro Valley, CA 94522	Movement Mortgage, LLC 8024 Calvin Hall Rd Indian Land, SC 297107	091-02-2C-001.00-CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew T. Bailey, an unmarried man, and Kori E. Bailey, an unmarried woman, as joint tenants,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Amit Gupta and Seema Gupta, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A on the Plan of 6216 New York Avenue Cottages, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 6216 New York Avenue Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161118-0121908, amended in Instrument No. 20171219-0129211, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 6216 New York Avenue Cottages, shown on Exhibit "B" to the Amendment to the Declarations of record in Instrument No. 20171219-0129211, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Matthew T. Bailey, an unmarried man and Kori E. Bailey, an unmarried woman, as joint tenants, from Jason Ryan and Shannon Ryan, husband and wife and Jason Scott Pennington, unmarried, as tenants in common with rights of survivorship, by Warranty Deed dated December 20, 2017 of record in Instrument No. 20171228-0131695, Register's Office of Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THIS IS IMPROVED PROPERTY KNOWN AS 6216A New York Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th of May, 2021.

Matthew T. Bailey

Kori E. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew T. Bailey and Kori E. Bailey, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th of May, 2021.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY