WARRANTY DEED

Karen Johnson Davidson County
Batch# 635851 **DEEDWARR**
05/13/2021 02:42:49 PM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20210513-0064912

B-AH-21-5827

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bharti Bhakta	new owner	
(NAME)	(NAME)	**091-10-0W-010.00-CO**
5827 Leslie Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LESLIE AVENUE, GP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BHARTI BHAKTA,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 10, Leslie Avenue Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Leslie Avenue Residences, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190212-0013196, being amended in Instrument No. 20190627-0062465 and Instrument No. 20201029-0125892 and 20210405-0044449, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Leslie Avenue, GP by Warranty deed from Mary Jane Hulan of record in Instrument No. 20141117-0105804 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014. (Value of consideration shown in aforementioned deed $415,000.00.)
Being a portion of the same property conveyed to Leslie Avenue, GP by Quitclaim deed from Leslie Avenue, GP of record in Instrument No. 20181228-0125834 Register's Office for Davidson County, Tennessee, dated December 26, 2018 and recorded on December 28, 2018. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 5827 Leslie Avenue Nashville, TN 37209.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5827 Leslie Avenue, Nashville, Tennessee 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 GRANTEE(S), 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 the 7th DAY OF MAY, 2021.

Leslie Avenue, GP

BY:
D&J Properties of Tennessee, LLC, Partner

Jeff Gaw, Authorized Agent

BY:
Magi Group, LLC, Partner

Sean Lewis, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of May, 2021, before me personally appeared Jeff Gaw, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of D & J Properties of Tennessee, LLC, Partner of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he as such Authorized Agent of D & J Properties of Tennessee, LLC, partner of LESLIE AVENUE, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 6th day of May, 2021.

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of May, 2021, before me personally appeared Sean Lewis, to me known (or proved to me oon the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of Magi Group LLC, Partner of LESLIE AVENUE, GP, the within named bargainor, a partnership, and that he as such Authorized Agent of Magi Group, LLC, partner ofLESLIE AVENUE, GP, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 6th day of May, 2021.

Notary Public
My Commission Expires:

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212