Karen Johnson Davidson County
Batch# 641276 DEEDWARR
05/20/2021 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210520-0068792

4315

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 7, 2023

STATE OF ~~TENNESSEE~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR ~~THIS~~ THIS TRANSFER IS $ **600,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF May, 2021

Notary Public

MY COMMISSION EXPIRES: 3-7-2023

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bhawana Khurana | New Owner | MAP |
| 6028 Sedberry Road | | PARCEL 116-13-0A-001.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Howard M. Taradash and Anita F. Taradash, his wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bhawana Khurana and Anand Cherian, wife and husband**

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:

A condominium apartment in Davidson County, Tennessee, being Building Site No. 35-A of Condominium Plat of Lots 35-36 of Harding Park, Section 2, Lots 35-38, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5050, page 15, Register's Office to said county, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant, undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Howard M. Taradash and Anita F. Taradash, his wife by Warranty deed from Merrill Lynch Relocation Management, Inc., a California corporation of record in Book 5619, page 59, Register's Office for Davidson County, Tennessee, dated June 20, 1980 and recorded on June 30, 1980.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **6028 Sedberry Road, Nashville, TN 37205.**

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 do 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.

Witness our hand(s) this the 10th day of May, 2021.

Howard Taradash by Fred Dillon
his Attorney in Fact
Howard M. Taradash by Fred Dillon, Attorney-in-Fact

Anita F. Taradash by Robin Dillon, Attorney in fact
Anita F. Taradash by Robin Dillon, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Fred Dillon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Howard M. Taradash**, as his Attorney in Fact, as the free act and deed of the within named **Howard M. Taradash**. See also the Durable General Power of Attorney and Certification of Incompetence, recorded herewith in Instrument Nos. 20210512-0063920, and 202105200068791.

Witness my hand and official seal this the 10th day of May, 2021.

My Commission expires _____

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robin Dillon** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Anita F. Taradash**, as her Attorney in Fact, as the free act and deed of the within named **Anita F. Taradash**. See also the Durable General Power of Attorney recorded herewith in Instrument No. 20210512-0063921

Witness my hand and official seal this the 10th day of May, 2021.

My Commission expires _____

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

**Tennessee Certification of Electronic Document**

I, Ernest D. Bennett, III, 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.

Ernest D. Bennett, III

*Signature*

State of Tennessee )
)
County of Davidson )

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.




Mary Gail Porter

*Notary Signature*

My Commission Expires: January 10, 2023