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THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P21-30292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **508,000.00**.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 642408 **DEEDWARR**
05/21/2021 02:42:44 PM 2 pgs
Fees: $13.00 Taxes: $1,879.60

20210521-0069640

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Jon A. Karolczak and Shalini Gandhi	LOANDEPOT.COM	
3803 Burrus Street	26642 TOWNE CENTRE DR	06114-0116.00
Nashville, TN 37216	FOOT HILL RANCH, CA 26642	
(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, I, **Mary C. Herndon, unmarried,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jon A. Karolczak, an unmarried man, and Shalini Gandhi, an unmarried woman, as tenants in common,**

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 part of Lot No 73 on the Plan of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Burrus Street, 60 feet North of the Northerly margin of Gillock Street; thence with the Westerly margin of said Burrus Street Northwardly 54 feet; thence Westwardly and parallel with said Gillock Street 200 feet; thence Southwardly and parallel with Burrus Street. 54 feet; thence Eastwardly and parallel with Gillock Street, 200 feet to the beginning.

Being the same property conveyed to Mary C. Herndon, a single woman by Warranty deed from Jesse J. Greening, married of record in Instrument No. 20160818-0086579 Register's Office for Davidson County, Tennessee, dated August 16, 2016 and recorded on August 18, 2016.

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 IMPROVED property known as **3803 Burrus Street, Nashville, TN 37216.**

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 my hand this the 18th day of May, 2021.

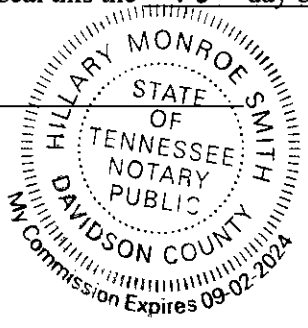
Mary C Herndon

Mary C. Herndon

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 **Mary C. Herndon,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of May, 2021.

My Commission expires: 

Notary Public