Karen Johnson Davidson County
Batch# 643370 DEEDWARR
05/25/2021 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.74
20210525-0070388

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $310,200.00

Affiant

Subscribed and sworn to before me, this 24th day of May 2021

Notary Public

My commission expires

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MARK B. LEEDOM

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number(s)
Anand Kumar Ramachadra Acharya	**NEW OWNER**	[illegible]
2364 Antioch Pike		148160072000
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Sofia Gonzales Calderon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anand Kumar Ramachadra Acharya

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 Lot No. 1 on the Plan of Hugh Hicks Subdivision of record in Plat Book 8250, Page 945, said Register's Office, to which reference is hereby made for a complete and accurate description of said property.

Being the same property conveyed to Sofia Gonzales Calderon, a single person, by Warranty Deed from Mitchell Whitson, a single person, dated January 20, 2017, of record in Instrument No. 20170125-0008151, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is Improved (X) unimproved ( ) property known as 2364 Antioch Pike, Antioch, TN 37013.

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 in 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.

Sofia Gonzalez Calderon Date: 5/21/21
Sofia Gonzales Calderon

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Sofia Gonzales Calderon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of May 2021.

NOTARY PUBLIC

My Commission Expires: 9/2/24

COUNTY OF DAVIDSON
MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024

Notary's Seal (if on paper)

JANE FITCH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY