20211377R

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $312,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public

My commission expires: _____

KAREN ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 648163 DEEDWARR
06/02/2021 01:08:56 PM 2 pgs
Fees: $13.00 Taxes: $1,154.40

20210602-0074000

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Indira Dammu	NEW OWNER	**096-07-0B-002-00**
300 Stewarts Ferry Pike, Unit 2		
Nashville, TN 37214		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Allison Garcia and Nikodemus Garcia, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Indira Dammu , unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit 2, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 300 SFP, LLC by Warranty Deed from Andy Glass and Dean Nicole Glass, Executor of the Estate of Alma Dean Glass of record in Instrument No. 20161202-0126580, Register's Office for Davidson County, Tennessee, dated November 21, 2016 and recorded on December 2, 2016. Scrivener's Affidavit of record in Instrument No. 20170504-0044539, correcting Grantee's name as 300 SFP, LLC.

Being a portion of the same property conveyed to Paul J. Heil by Warranty Deed from 300 SFP, LLC, a Tennessee limited liability company of record in Instrument No. 20170509-0046145, Register's Office for Davidson County, Tennessee, dated May 3, 2017 and recorded on May 9, 2017.

Being a portion of the property conveyed to FPH Investments, GP, a Tennessee general partnership by Quitclaim deed from Paul J. Heil, married of record in Instrument No. 20180214-0014739, Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 14, 2018.

Being the same property conveyed to Allison Garcia and Nikodemus Garcia, wife and husband by deed from FPH Investments, GP, a Tennessee general partnership of record in Instrument No. 20190430-0039592, Register's Office for Davidson County, Tennessee, dated February 13, 2018 and recorded on February 14, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (x) unimproved (_) property known as 300 Stewarts Ferry Pike, Unit 2, Nashville, TN 37214.

[signatures appear on the following page]

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 HANDS EFFECTIVE AS OF 27th day of May, 2021:

Allison Garcia

Nikodemus Garcia

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Allison Garcia and Nikodemus Garcia, 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 the 27th day of May, 2021.

My Commission Expires: 5.9.23

Notary Public

CHRISTINE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY