RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115733

Karen Johnson Davidson County
Batch# 659370 DEEDWARR
06/17/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210617-0082206

WARRANTY DEED

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
8/22/2021
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2021.

NOTARY PUBLIC

My commission expires: 8/22/21

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond J. Zhang 401 Rose Hall Nashville, TN 37203	Same address as new owner	104-06-0N-401.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Five Thousand and 00/100 Dollars ($335,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROHAN J. SHAH, MARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RAYMOND J. ZHANG, UNMARRIED**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Real estate in Davidson County, Tennessee, being Unit No. 401, Rose Hall Condominiums, as established under Master Deed of record in Book 7307, page 760, and appearing on Plat of record in Book 6900, page 378, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rohan J. Shah from Jayraj Shah and wife, Rita Shah by Quitclaim Deed dated December 27, 2005 and recorded February 10, 2006 in Instrument #20060210-0016440, said Register's Office. Said property was never the principal residence of Rohan J. Shah or his spouse.

Being the same property conveyed to Jayraj Shah and Rita Shah, husband and wife, from Mary Walter Cargile, an unmarried person, by Warranty Deed dated July 27, 2004 and recorded July 30, 2004 in Instrument #20040730-0091654, said Register's Office.

The address of the herein described property is believed to be 401 Rose Hall, Nashville, TN 37203, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10th day of June, 2021.

ROHAN J. SHAH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Rohan J. Shah, 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 for the purposes therein contained.

WITNESS my hand and seal, this the 10th day of June, 2021.

TAHIRA J PYSZKA
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
8/22/2021
COUNTY OF RUTHERFORD

Notary Public

Tahira Pyszka
Printed Notary Name

My commission expires: 8/22/21

True Copy Certification

I, **Jennifer L. Pennell,** 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. Pennell** 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022