Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-2116-K1

Karen Johnson Davidson County
Batch# 659396 DEEDWARR
06/17/2021 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $902.80
20210617-0082240

Name and Address of New Owner:
Gideon E. Naiditch, Trustee of Gideon E. Naiditch Trust
2116 Hobbs Road, Unit K1
Nashville, TN 37215

Send Tax Bills To:
Gideon E. Naiditch, Trustee of Gideon E. Naiditch Trust
2116 Hobbs Road, Unit K1
Nashville, TN 37215

This Instrument Prepared By:

Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 131-02-0A-062-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Manish Kharat, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Gideon E. Naiditch, Trustee of Gideon E. Naiditch Trust,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. K-1 of Hobbs House Condominiums Apartments of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for said County, a Horizontal Property Regime, created under Title 66, Section 27-101, eq-seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of The Hobbs House of record in Book 5289, page 515, Register's Office for said County, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Manish Kharat by a Final Decree Confirming Sale in #20171213-0127004 and Report of Sale in Instrument #20170926-0098463, said Register's office. Motion and Order to Claim Excess Sale Proceeds filed under Tax Civil Action Case No. 17-236-II, in the Chancery Court for Davidson County, Tennessee

Being the same property conveyed to Haichum Yang and Dan Cai, husband and wife, from Federal National Mortgage Association (Fannie Mae), by Wilson and Associates, PLLC, by Special Warranty Deed (Corporation) dated December 11, 2009 and recorded December 28, 2009 in Instrument #20091228-0117201, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of June, 2021.

_____(SEAL)
Manish Kharat

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of June, 2021, before me personally appeared Manish Kharat, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of June, 2021.

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY My Commission Expires 08-27-2022

_____
Notary Signature
My commission expires: 8/27/22

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $244,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
15th day of June, 2021.

_____
Notary Public
My commission expires: 3/3/25
File No. QTN-409-2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

