Name and Address of New Owner:
Sai Abitha Srinivas and Siddhant Gandhi
210 Old Hickory Boulevard, Unit No. 34
Nashville, TN 37221

Send Tax Bills To:
Sai Abitha Srinivas and Siddhant Gandhi
210 Old Hickory Boulevard, Unit No. 34
Nashville, TN 37221

Karen Johnson Davidson County
Batch# 664756 DEEDWARR
06/24/2021 03:14:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20210624-0086096

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 4 A 34.00CO

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, **Sarah Smotherman and Christopher Matthew Deis, as joint tenants with right of survivorship**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sai Abitha Srinivas, a single person and Siddhant Gandhi, a single person**, "the Grantees," the following described real estate in Davidson County, Tennessee:

PROPERTY SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 34, BELLE FOREST CONDOMINIUM APARTMENTS, AS ESTABLISHED BY MASTER DEED OF BELLE FOREST OF RECORD IN BOOK 5438, PAGE 699 AND PLAT OF RECORD IN BOOK 5200, PAGE 167, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROEPRTY.

BEING THE SAME PROPERTY CONVEYED TO SARAH MOTHERMAN AND CHRISTOPHER MATTHEW DEIS, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, BY QUITCLAIM DEED FROM SARAH SMOTHERMAN, RECORDED ON JANUARY 17, 2019, OF RECORD IN INSTRUMENT NO. 20190117-0005098, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

THIS IS IMPROVED PROPERTY KNOWN AS 210 OLD HICKORY BLVD., UNIT NO. 34, NASHVILLE, TN 37221.

Christopher Matthew Deis is one in the same as Matthew Christopher Deis. His correct name is Matthew Christopher Deis.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 24th day of June, 2021.

_____(SEAL)
Matthew Christopher Deis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2021, before me personally appeared Matthew Christopher Deis, 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 24th day of June, 2021.

_____
Notary Signature
My commission expires:



IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of June, 2021.

Sarah Smotherman (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~24th~~ 22nd day of June, 2021, before me personally appeared Sarah Smotherman , 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 22 day of June, 2021.

Leah Moore
Notary Signature
My commission expires:

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $170,000.00, 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
24th day of June, 2021.

Notary Public
My commission expires:
File No. 2021-2831

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore, a notary public for this county and state, John A. Bell Jr., 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: 01-06-2025

Notary Seal (if on paper):

LEAH MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025