WARRANTY DEED

Karen Johnson Davidson County
Batch# 667991 DEEDWARR
06/29/2021 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210629-0088282

File No. BC-21-211

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Marianne Coleman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2021

Michelle Lee Pepper
Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nishith Jobalia, Rashmi George, and Digvijay Nikam	New Owner	
(NAME) 1301 Baptist World Center Drive, Unit B	(NAME)	071-14-1C-002.00-CO
(ADDRESS) Nashville, TN 37207	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Randall Edward Haley and Martha Butterfield, husband and wife** , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rashmi George, married, Digvijay Nikam, married, Nilianjan Mikerji and Nishith Jobalia, married, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTEE, 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 Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 1301 Baptist World Center, A Horizontal Property Regime with Private Elements of record as Instrument No. 20200811-0089385 and amended through Instrument No. 20200811-0089385 and 20210209-0018553 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Leonora Coleman and Missy Coleman by Warranty deed from W. J. Lewis and wife Louise S. Lewis of record in Book 9840, page 286 Register's Office for Davidson County , Tennessee, dated October 27, 1995 and recorded on October 27, 1995.

Being a portion of the same property conveyed to Randall Edward Haley and Martha Butterfield, husband and wife by Warranty deed from Leonora Coleman, married and Missy Coleman of record in Instrument No. 20191008-0103165 Register's Office for Davidson County, Tennessee, dated October 03, 2019 and recorded on October 08, 2019.

This is property more commonly known as:
1301 Baptist World Center Drive, Unit B, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 24th day of June, 2021.

Randall Edward Haley

Martha Butterfield by Randall Edward Haley, her attorney in fact
Her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of June, 2021, before me personally appeared Randall Edward Haley, 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: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Randall Edward Haley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney Martha Butterfield, and that this instrument was executed on behalf of the said Martha Butterfield for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith at Book 202106290088281, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 24th day of June, 2021.

Notary Signature
My commission expires: 1/3/23

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Kimberly D. Hicks, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/25/2021.

Kimberly D Hicks

Affiant

Date: 6/25/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 25 day of June, 2021.

Notary Public

My Commission Expires: 3/25/23

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON