Bk F36

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 689548 **DEEDWARR**
08/03/2021 03:18:25 PM 2 pgs
Fees: $13.00 Taxes: $1,924.00
20210803-0104477

State of Tennessee}
County of Davidson}

The actual consideration ~~or value~~, whichever is greater for this transfer is: $520,000

Affiant Signature

Subscribed and sworn to before me on this the 2 Day of August 2021

Notary Public

My Commission expires 5/7/2024

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

NAME AND ADDRESS OF PROPERTY OWNER:
Shivashankar Vijakumar Birdar
555 Church Street, #2104
Nashville, TN 37219

SEND TAX BILLS TO:
NEW OWNER
MAP AND PARCEL NUMBER: Tax ID #: 093061C10700CO

WARRANTY DEED
21NT01845

Effective the 2nd Day of August, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Leah M. Tremaine and Larry M. Tremaine or their successors, Trustees of the Leah M. Tremaine Trust Agreement dated September 20, 2006

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shivashankar Vijakumar Birdar

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Real property in Davidson County, Tennessee, being Unit No. FU-2104, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned and restated.

Being the same property as conveyed to Leah M. Tremaine and Larry M. Tremaine or their successors, Trustees of the Leah M. Tremaine Trust Agreement dated September 20, 2006 by Warranty Deed from Monica Acker, nka Monica Futrell, married dated 06/16/2010 recorded 06/17/2010 as Book NA, Page NA, in Document Number 20100617-0047136, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 555 Church St Apt 2104, Nashville, TN 37219-2329

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 2nd day of August, 2021

Leah M Tremaine

Leah M. Tremaine, Trustee, The Leah M. Tremaine Trust O/A/D September 20,2006

State of Washington }
County of Whatcom }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Leah M. Tremaine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Trustee** of **The Leah M. Tremaine Trust O/A/D September 20,2006**, and that as such **Trustee**, executed the foregoing instrument for the purpose therein contained.

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Witness my hand and official seal at office, this 2 day of August, 2021

Philip Peng
Notary Public

My Commission expires: 09 / 23 / 2024.

PHILIP PENG
Notary Public
State of Washington
Commission # 20113442
My Comm. Expires Sep 23, 2024

Larry M Tremaine

Larry M. Tremaine, Trustee, The Leah M. Tremaine Trust O/A/D September 20,2006

State of Washington }
County of Whatcom }

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Larry M. Tremaine** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Trustee** of **The Leah M. Tremaine Trust O/A/D September 20,2006,** and that as such **Trustee**, executed the foregoing instrument for the purpose therein contained.

Philip Peng
Notary Public

My Commission expires: 09 / 23 / 2024.

PHILIP PENG
Notary Public
State of Washington
Commission # 20113442
My Comm. Expires Sep 23, 2024