Karen Johnson Davidson County
Batch# 693597 DEEDWARR
08/09/2021 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210809-0107223

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of August, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. BC-21-954

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
Vijay Lal and Raman Lal	Same As New Owner	
(NAME)	(NAME)	
5600 Kendall Drive, #A	5600 Kendall Drive #A	103-06-0C-101.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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, **Brandon Adams, Trustee of The 5600 A Kendall Drive Trust dated May 11, 2021**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Raman Lal, a signle man and Vijay Lal, a married woman, tenants in common with rights 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 No. 1, Kendall Corner Condominiums, as shown on Master Deed recorded in Book 7814, page 33, this being an amendment of Lot No. 1 Brookside Court No. 2 Incorporated of record in Book 1835, Page 47, said Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description

Being the same property conveyed to Jane W. Hiers, unmarried by Warranty deed from Michael Dones and wife, Danita Dones and Essie Wesson, unmarried of record in Book 10781, page 873, Register's Office for Davidson County, Tennessee, dated January 30, 1998 and recorded on February 04, 1998.

Being the same property conveyed to Brandon Adams, Trustee of The 5600A Kendall Dr Trust dated May 11, 2021 by Warranty deed from Jennifer Anne Hiers, Executor of The Estate of Jane Williams Hiers, deceased of record in Instrument No. 20210517-0065944 Register's Office for Davidson County, Tennessee, dated May 13, 2021 and recorded on May 17, 2021.

This is property known as 5600 Kendall Drive, #A, Nashville, TN 37209.

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 3rd day of August, 2021.

The 5600 A Kendall Drive Trust dated May 11, 2021

By: _____
Brandon Adams, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of August, 2021, before me personally appeared Brandon Adams, Trustee of The 5600 A Kendall Drive Trust dated May 11, 2021, 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 3rd day of August, 2021.

_____
Notary Signature
My commission expires: 06/24/25

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Emily Manno, do hereby make oath that I am a licensed attorney and/or the 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 08/03/21.

Date

Affiant Signature

08/03/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of August, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON